

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: February 17, 2015
RE: 15-0734CA/CU; 502 North Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 1

Owner/Representative: Kyle & Christine Dodson / Elizabeth Herrmann

Request: Rear addition to home, driveway expansion, and creation of accessory apartment

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

The applicant is requesting approval to construct a new rear addition consisting of a mudroom for the primary dwelling unit and a new accessory apartment. An existing enclosed rear porch and terrace would be demolished to make way for the proposed construction. The existing detached garage would also be demolished, and the driveway would be extended. The home is included in the VT Historic Sites & Structures Survey and requires review under Section 5.4.8 in addition to the design review criteria of Article 6. The proposed accessory apartment, as it involves new construction, requires conditional use review.

The Design Advisory Board reviewed this application January 27, 2015. That review involved significant discussion around improving the relationship between the existing historic building and the proposed addition. At the end of the discussion, the Board unanimously recommended approval subject to the following conditions:

- Mudroom siding change to 8" reveal clapboard (minimizes the importance of window relationship).
- Revised lot coverage information to be verified by staff.
- Addition of eaves on the apartment building.
- Install paving stones from mudroom door to driveway.

Revised project plans have been submitted to incorporate the recommendation of the DAB as noted in these findings.

Previous zoning actions for this property are as follows:

- 8/7/81, Approval to install a fence in rear yard

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

(1) The capacity of existing or planned community facilities;

The proposed accessory apartment will require additional water and sewer service. Capacity is available as verified by the Department of Public Works. A state wastewater permit will be required. **(Affirmative finding as conditioned)**

(2) The character of the area affected;

North Street traverses several zoning districts: NMU, RM, and RL. This property is located at the upper end of North Street within the RL (residential low density) zone. The Residential Low Density zoning district is intended primarily for single family homes and duplexes. This top block is characterized by detached single family homes and reflects the intent of the RL zone. Insofar as accessory apartments are allowed wherever single family homes are allowed, the proposed apartment is consistent with the intent and character of the RL zone. The proposed apartment will be constructed behind the primary dwelling unit, thereby limiting its visibility from the street.

(Affirmative finding)

(3) Traffic on roads and highways in the vicinity;

The proposed accessory apartment, limited to just 1 bedroom, will result in minimal traffic impacts. **(Affirmative finding)**

(4) Bylaws then in effect;

As conditioned, the application is consistent with applicable bylaws. **(Affirmative finding)**

(5) Utilization of renewable energy resources;

Not applicable.

(6) Cumulative impacts of the proposed use;

The proposed accessory apartment is not expected to generate any significant impacts, cumulative or otherwise. **(Affirmative finding)**

(7) Functional family;

Not applicable. The accessory apartment is limited to just 1 bedroom.

(8) Vehicular access points;

The subject property is served by a private driveway. The driveway will be modified to include space for one additional parking spot. **(Affirmative finding)**

(9) Signs;

No exterior signs are proposed. **(Affirmative finding)**

(10) Mitigation measures;

The proposed accessory apartment does not result in impacts warranting mitigation measures.
(Affirmative finding)

(11) Time limits for construction;

No construction schedule is needed for this proposal. It can be completed within the standard 2-year time frame. **(Affirmative finding)**

(12) Hours of operation and construction;

Hours of operation are not applicable to this application. Hours of construction are not specified. Consistency with other developments in residential neighborhoods entails hours of construction 7:00 AM – 5:00 PM, Monday – Friday and 8:00 AM – 5:00 PM for interior work on Saturday. No construction activity may take place on Sundays. **(Affirmative finding as conditioned)**

(13) Future enlargement or alterations;

Any future enlargement or alterations will require additional permit review per the regulations in effect at that time.

(14) Performance standards;

Not applicable.

(15) Conditions and safeguards;

See proposed conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for single detached dwellings and duplexes. The single family home will remain, albeit with an accessory apartment.
(Affirmative finding)

(b) Dimensional Standards & Density

The revised site plans eliminate the previous discrepancy in lot coverage. The property is 7,277 sf and presently has 31.7% lot coverage. Within the RL zone, up to 35% lot coverage is permissible with an additional 10% allowable for things such as walkways, decks, and patios. With the construction of new lot coverage and removal of some existing lot coverage, proposed lot coverage will be 37.1%. This amount includes 32.7% standard lot coverage and 4.3% additional lot coverage allowed for walkways and stair landing area. This coverage is acceptable.

The width of the property varies between 52' and 48' wide. The minimum required side yard setback may be 10% of the lot width (or the average of neighboring properties). The site plan depicts a compliant side yard setback for the proposed construction of 5' 2" from the nearer side property line. The 136' deep property requires a 34' rear yard setback (25% of the depth). The site plan depicts a compliant 55' 4" rear yard setback. The reconstructed driveway adheres to existing or increased side yard setbacks and is acceptable. The front yard setback will remain unchanged.

The height of the proposed apartment addition is just under 12' to the midpoint of the roof rise and is well under the 35' height limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The single family home is a permitted use in the RL zone. This use will remain. The proposed accessory apartment is subject to conditional use review because new construction is involved in its creation. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback encroachments under this provision are being sought. **(Not applicable)**

2. Height

No height bonuses are being sought. **(Not applicable)**

3. Lot Coverage

No lot coverage bonuses are being sought. **(Not applicable)**

4. Accessory Residential Structures and Uses

No accessory structures are proposed. **(Not applicable)**

5. Residential Density

The single family home is subject to the functional family provisions of the Comprehensive Development Ordinance. The apartment, as accessory, is limited to just 1 bedroom. **(Affirmative finding)**

6. Uses

No neighborhood commercial use is included in this proposal. **(Not applicable)**

7. Residential Development Bonuses

No development bonuses are being sought. **(Not applicable)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b) above.

Sec. 5.4.5 Accessory Dwelling Units

(a) Accessory Units, General Standards/Permitted Uses:

Where there is a primary structure on a lot which exists as an owner-occupied single family residence, one accessory dwelling unit, that is located within or appurtenant to such single family dwelling, shall be allowed as a permitted use if the provisions of this subsection are met. An accessory dwelling unit means an efficiency or one bedroom apartment that is clearly subordinate to the primary dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. No accessory unit shall be inhabited by more than 2 adult occupants. An accessory unit shall not be counted as a dwelling unit for the purposes of density calculation. Additionally, there must be compliance with all the following:

- 1. The property has sufficient wastewater capacity as certified by the department of public works; The applicant has obtained a wastewater capacity letter from the Department of Public Works. (Affirmative finding)*
- 2. The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit; The habitable area of the existing home is 1,630 sf. The total habitable area of the existing home plus the mudroom addition and accessory apartment is 2,278 sf. The proposed accessory apartment is 464 sf or just 20.4% of the total. (Affirmative finding)*
- 3. Applicable setback and coverage requirements are met; As noted in Sec. 4.4.5 (b), proposed setbacks and lot coverage are acceptable. (Affirmative finding)*
- 4. One additional parking space which may be legally allocated to the accessory unit must be provided for the accessory unit; and, One additional parking space is being created for the proposed apartment. (Affirmative finding)*
- 5. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit prior to the issuance of the certificate of occupancy for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice. This provision will be incorporated as a condition of approval. (Affirmative finding as conditioned)*

(b) Conditional Use Approval for Accessory Units:

See Article 3, Part 5 above.

(c) Discontinuance of Accessory Units:

Approval of an accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this section, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the

entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.

The primary dwelling unit will remain owner-occupied. Provisions for discontinuance will be noted under permit conditions. **(Affirmative finding as conditioned)**

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The home at 502 North Street is included in the VT Historic Sites & Structures Survey.

(Affirmative finding)

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The existing home will remain a residence, albeit with a new accessory apartment.

(Affirmative finding)

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the original brick home will be retained and preserved. No exterior alterations are proposed beyond connection to the new rear mudroom. **(Affirmative finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Not applicable.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The rear porch will be removed. There is no zoning permit on file for it; however, a review of orthophotos suggests that the porch was constructed sometime between 1978 and 2000. The rear porch has no historic significance. The detached garage may, or may not, be original. No permits are on record, and it appears on the 1978 orthophotos. The degree of historic significance of this structure is debatable; however, it is clearly secondary to the brick home. Removal of this outbuilding is a reasonable trade-off for construction of the new accessory apartment. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All such materials, features, finishes, and construction techniques represented by the original home will be preserved. **(Affirmative finding)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Windows within the original home will be repainted. No features will be removed or replaced. **(Affirmative finding)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatments are included in this proposal. **(Affirmative finding)**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

As noted above, the new construction will leave the original home largely unchanged. The new construction is tucked in and behind the original home and is of a subordinate scale. The materials, features, and scale clearly differentiate the new construction from the original. As recommended by the Design Advisory Board, the cladding on the mudroom addition will be fiber cement clapboards to match the appearance of the clapboard accents on the existing

home. Doing so improves the relationship between the historic home and the new mudroom and provides for a better transition to the apartment structure behind. The proposed apartment structure remains largely as originally proposed; however, the eaves have been extended as recommended by the DAB. This change too is intended to tie the buildings together.

(Affirmative finding)

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If removed in the future, the proposed mudroom and accessory apartment would leave the essential form and integrity of the original home intact. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

Project plans depict outdoor lighting fixtures and locations. They will illuminate the two new doorways. Fixture cut sheets have been provided and depict acceptable residential lighting fixtures. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The required erosion prevention and sediment control plan has been provided, as has the residential stormwater management questionnaire. Both have been reviewed and approved by the Stormwater Administrator. That approval will be incorporated into this permit approval.

(Affirmative finding as conditioned)

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no identified significant natural features. A single mature maple tree in the back yard will be retained. **(Affirmative finding)**

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed.

(Affirmative finding)

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The house is historically significant; however, the site itself is not. See Sec. 6.3.2 (b) and 5.4.8.

(Affirmative finding)

(e) Supporting the use of alternative energy

No alternative energy measures are included in the proposal. Given the addition's placement on the north side of the existing house, incorporation of solar roof panels would be less than ideal.

(Affirmative finding)

(f) Brownfield sites

The property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events

The proposed construction is not extensive enough to warrant a detailed post-construction stormwater management plan. As resultant lot coverage will exceed 2,500 sf, a residential stormwater management questionnaire has been completed as required. As proposed, 1,972 sf of the 2,672 sf total lot coverage will be "disconnected" from the combined sewer system. This disconnection will be achieved by directing roof runoff into pervious lawn area and installation of a partial strip driveway. Disconnection simply means that stormwater will not flow into the city's sewer system, rather it will infiltrate onsite.

As required, a construction site erosion prevention and sediment control plan has been provided. That plan and the stormwater questionnaire have been reviewed and approved by the Stormwater Administrator. **(Affirmative finding)**

(h) Building location and orientation

The existing home faces the street with a prominent gabled front entry. All of the proposed construction will take place behind the existing house and will have little impact on the streetscape. **(Affirmative finding)**

(i) Vehicular access

A private driveway serves the home. As proposed, that driveway will be reconstructed. It will be replaced with two concrete strips of 1.5' width each as required from the road to the back of the existing house. Behind that, gravel parking area and additional strips will be provided. Note that the two parking spaces located on the strips are calculated as two full parking spaces (i.e. not just the strips) as required. The gravel is acceptable, as it is on a level surface relatively far from the road. A border such as landscape edging or pavers needs to be installed around the gravel to prevent creep into adjacent green spaces. The two parking spaces for the home will be in tandem arrangement. A new parking space for the proposed apartment will be tucked in between the lengthened driveway and the proposed addition. Sight lines will remain unchanged. **(Affirmative finding as conditioned)**

(j) Pedestrian access

Pedestrian access to the home remains unchanged. A walkway links the front door to the public sidewalk and will remain unchanged. The proposed apartment will share the mudroom entrance with the primary dwelling unit. As recommended by the Design Advisory Board, stepping stones will provide a walkway between the parking area and the mudroom door. **(Affirmative finding)**

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required. **(Affirmative finding)**

(l) Parking and circulation

As proposed, parking will remain behind the home. The two tandem spaces are acceptable for the primary dwelling unit. The new 3rd space, set to the side, is acceptable for the new accessory apartment. The driveway is not large enough to require new shade trees. **(Affirmative finding)**

(m) Landscaping and fences

The application notes that existing landscaping will be retained. No new landscaping is proposed, nor is any new fencing. Given the existing landscaping around the home and the largely hidden location of the proposed construction, the lack of new landscaping is acceptable. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new utility lines are proposed. The apartment will not be separately metered. No ground-mounted mechanical equipment is proposed. The revised project plans depict a mailbox location on next to the mudroom door; however, the application notes that mail will be delivered into a slot in the mudroom door. This minor discrepancy needs to be clarified. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed accessory apartment is small in scale and is separated from the historic home with the new rear mudroom addition. Massing is simple in the form of a basic gable-roofed structure, and its height is just 13' 11". The connecting mudroom has a slightly pitched membrane roof and is just 11' 4" tall. As proposed, the apartment structure is clearly separate from, and subordinate to, the primary dwelling. **(Affirmative finding)**

2. Roofs and Rooflines

As noted above, a pitched gable roof is proposed on the apartment. This roof form is common amongst neighborhood homes, including that of the existing dwelling. A nearly flat roof is proposed on the mudroom addition. **(Affirmative finding)**

3. Building Openings

No changes are proposed to the front entry of the historic home. As for the addition, the mudroom will have a doorway facing the driveway. As noted previously, this mudroom door will be shared with the apartment. Single-lite casement windows are proposed in the mudroom and apartment, and full-lite exterior doors will be installed. Much of the Design Advisory Board review focused on fenestration and the relationship between the existing and new structures. Ultimately, the DAB found the proposed fenestration acceptable and recommended siding and eve changes to improve the relationship between old and new as noted in Sec. 5.4.8

(b) 9. (Affirmative finding)

(b) Protection of important architectural resources

The original home dates to circa 1937 and is included in the VT Historic Sites & Structures Survey. It was listed relatively recently in 2007. The listing notes that the building is an excellent example of a Tudor Revival style house. The original brick portion of the home will be retained and will be unaltered except as needed to connect the new mudroom to the rear. The listing also notes the detached garage. Although noted in the listing, the 1-car garage does not exhibit much in the way of architectural merit and is clearly secondary to the home in its significance. The proposed mudroom and apartment addition include demolition of this detached garage. See Sec. 5.4.8 for greater detail. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As new construction is located entirely behind the existing home, the existing street edge will remain unchanged. **(Affirmative finding)**

(e) Quality of materials

The new apartment will be clad in corrugated metal siding with metal fascia and corner trim. Asphalt singles will be installed on the apartment's gable roof. The mudroom will be clad in fiber cement clapboards of a reveal to match the existing clapboard accents on the home. Its nearly flat roof will have a membrane top. Clad wooden windows and doors will be installed throughout the new construction. The metal cladding is a significant departure from the brick and clapboard on the original home; however, there is well established precedent to allow such departure, and the materials are of acceptable quality for a single family home. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements and with the State Residential Building Energy Code. Nothing above and beyond the minimum requirements is noted in the project plans. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No exterior machinery or equipment is proposed on the building. **(Affirmative finding)**

(i) Make spaces safe and secure

The new construction will be subject to current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the Neighborhood Parking District. The single family home requires 2 parking spaces. These two spaces will be provided within the reconstructed driveway. The proposed accessory apartment requires 1 parking space. This space will be provided alongside the reconstructed driveway. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the exterior mail box vs. mudroom door mail slot shall be resolved, and edging material for the gravel parking shall be noted on the site plan. Revised plans shall be subject to staff review and approval.
2. A deed or instrument for the property shall be entered into the land records by the owner containing a reference to the permit granting the accessory unit **prior to the issuance of the certificate of occupancy** for the unit. Such reference shall identify the permit number and note that the property is subject to the permit and its terms and conditions including owner occupancy. No certificate of occupancy shall be issued for the unit unless the owner has recorded such a notice.
3. Hours of construction are limited to Monday – Friday 7:00 AM – 5:00 PM and Saturday 8:00 AM – 5:00 PM for interior only work. No construction on Sunday.
4. This approval incorporates the Stormwater Administrator's 1/15/15 written approval of the Erosion Prevention and Sediment Control Plan.
5. This approval incorporates the Stormwater Administrator's 1/15/15 written approval of the Stormwater Management Plan.
6. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
7. The accessory apartment is limited to just 1 bedroom and no more than 2 adult occupants.
8. Approval of this accessory dwelling unit is contingent on owner occupancy of the single-family dwelling unit as a primary residence. For purposes of this condition, owner occupancy means that, after the creation of the accessory unit all individuals listed on the deed for the property must reside in the primary unit or in the accessory unit. If either the primary unit or the accessory unit is no longer owner occupied as a primary residence, the approval for the accessory dwelling unit is void and the kitchen of the accessory dwelling unit must be removed within 90 days with the entirety of the property being occupied as a single unit. When an accessory unit that is the result of additional square footage and/or a new accessory structure is proposed to be removed, revised floor plans and a revised site plan shall be required to be submitted for review and approval. Furthermore, where additional square footage is added to a single family home for purposes of creating an accessory unit and the accessory unit is at any point discontinued, none of the additional square footage shall be eligible for the purposes of increasing the number of unrelated adults that may be allowed to inhabit the property.
9. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency and egress codes as required.
10. A State of Vermont wastewater permit is required.
11. Standard permit conditions 1-15.

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JAN 14 2015
DEPARTMENT OF
PLANNING & ZONING

DODSON RESIDENCE
502 NORTH STREET
DESIGN ADVISORY BOARD SUBMISSION
JANUARY 14, 2015

PROJECT DESCRIPTION

The proposed project includes the addition of a mudroom and an attached in-law apartment to be built on the North (rear) side of an existing single family home, with additional parking as required. The existing enclosed porch and brick patio at the North side of the house will be removed, as well as the existing single car garage. The porch to be removed is not original to the house. No architectural changes are proposed at the existing South, East or West facades, except for repainting the existing wood windows, siding and trim, to coordinate with the colors of the new addition. (See enclosed drawings for proposed color selections.) The new addition cannot easily be seen from the street.

The original home is listed on the VT State Register of Historic Resources as a noteworthy example of a Tudor Revival style house circa 1937. The VT State Register only briefly mentions the garage in a subcategory. Unlike the register's detailed description of the architectural features of the house, the garage is only described as "A one story, one bay, wood clapboard gable front garage." We have observed that the garage does not share the architectural features, style or details of the house. On the contrary, it seems to have been assembled using scrap materials, with wood siding and trim pieced together from lengths of wood of varying widths and lengths. (See details provided in the enclosed photographic report.) In the Guide to Catalog Homes prepared for the city of Burlington in 2009, the features of the existing house are described in detail, but the garage is not mentioned. We do not think that the garage possesses historically significant details, geometry or building techniques.

The design of the proposed addition recognizes the standards prescribed by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The addition does not significantly remove or alter the use, historical materials and features or spaces of the existing house. The existing brick openings which will be incorporated into the interior of the new mudroom will be preserved intact and no existing brickwork will be removed. The proposed roofline of the connecting mudroom does not require the removal of any existing exterior eave trim. Should the proposed addition ever be removed, the essential form and character of the house will remain intact.

The design does not attempt to mimic the historical details of the existing house. The materials of the proposed addition identify it as a modern addition, but they also connect with the existing house visually. The proportions of the new windows relate to the proportions of the windows in the existing house. The wood windows, siding, and trim at the existing house will be painted to match the color of the new windows at the addition, creating a visual link. The addition also has a concrete base which matches and links to the concrete base of the existing house.

The existing landscaping will remain virtually unchanged. The existing hearty shrubs and trees of various sizes will be preserved. No new underground utility trenching is required.

In conclusion, we feel that the removal of the existing garage will not detract from the distinctive architectural character and historical prominence of the house. Further, we believe that the removal of the enclosed porch and the addition of the proposed Mudroom and Apartment are compatible with and maintain the integrity of the existing house. The proposed design respects the historical and architectural significance of the original house while improving its value and usability for the present and future owners.

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JAN 14 2015

DEPARTMENT OF
PLANNING & ZONING



South (Front) Elevation looking North from North Street



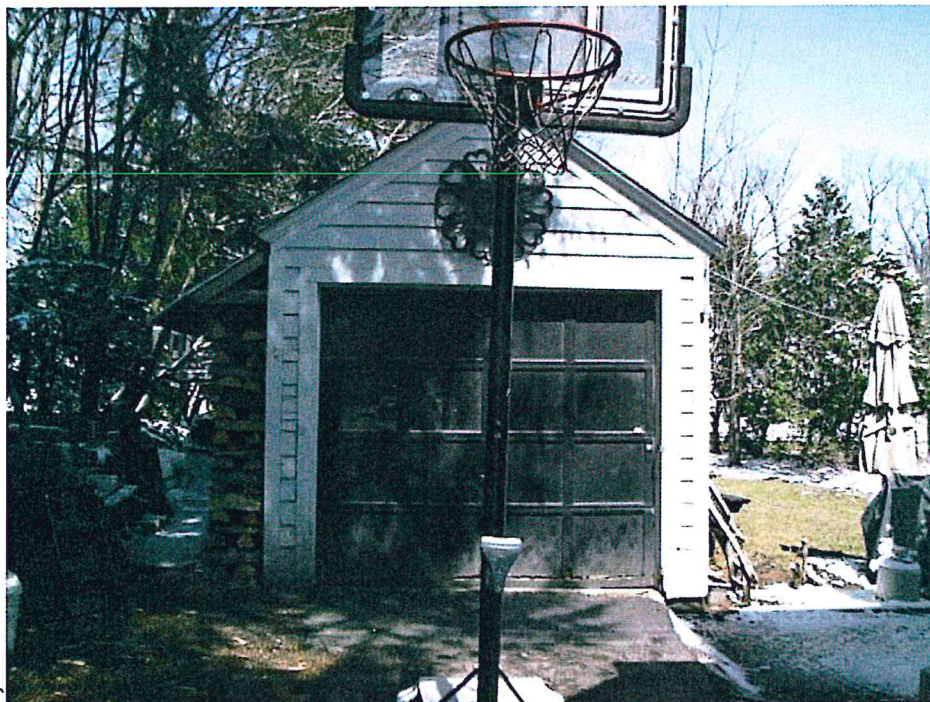
South (Front) Elevation looking North from North Street

Dodson Residence
502 North Street
Design Advisory Board Application
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South (Front) Elevation looking North from North Street



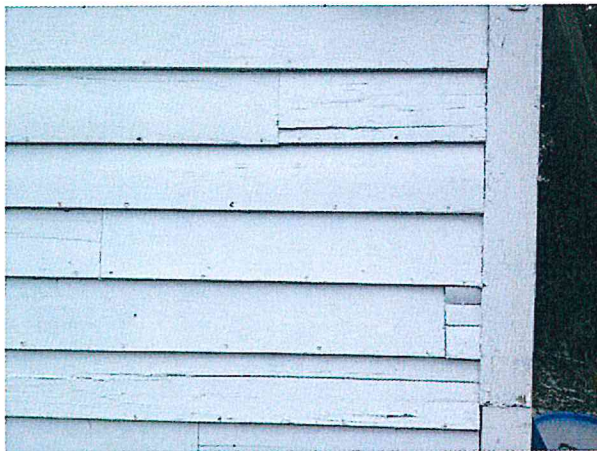
South (Front) Elevation @ Garage looking North

Dodson Residence
502 North Street
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Detail @ Garage



Details @ Garage

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Design Advisory Board Application
January 14, 2015

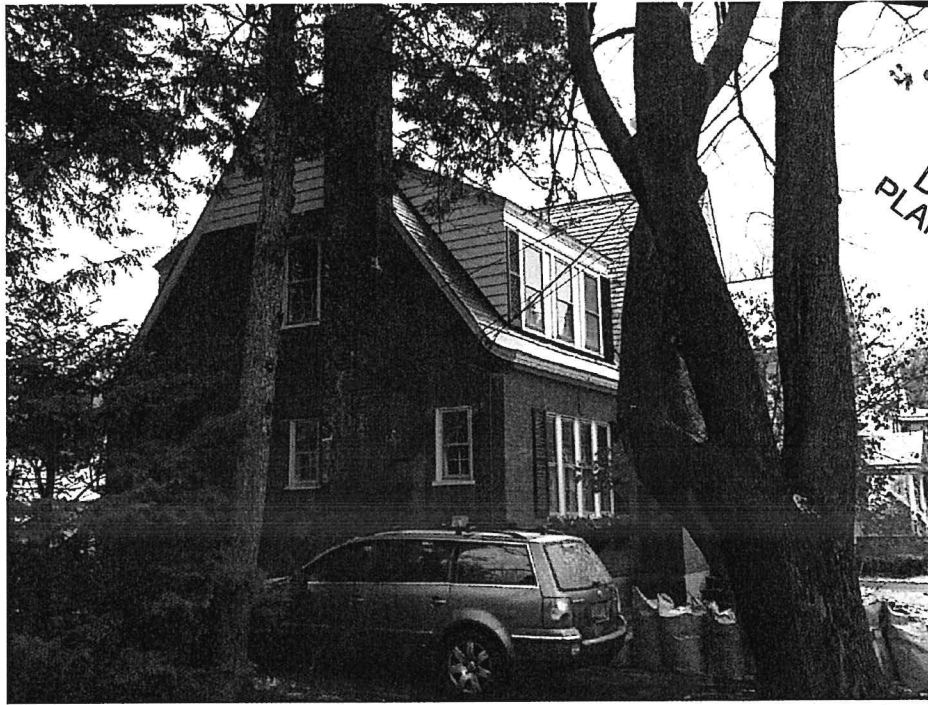


North (Rear) Elevation looking South
(Porch and Patio to be Removed)



North (Rear) Elevation @ Garage looking Southwest

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West Elevation looking East



East Elevation Looking Northwest from North Street

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Rear Yard looking North



Side/Rear Yard looking West

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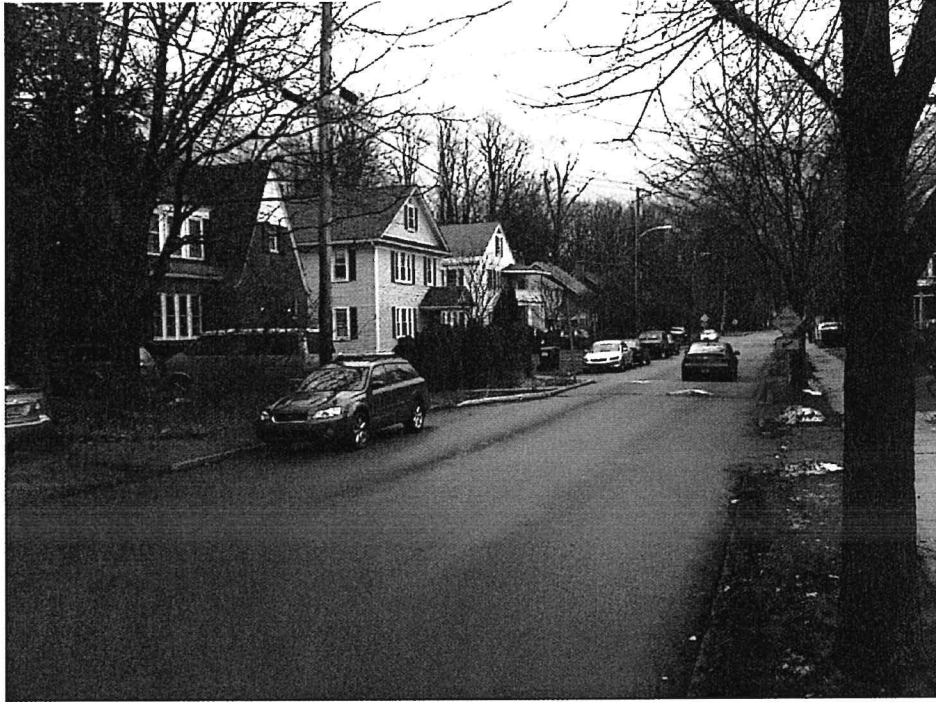
Side Yard looking West

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Side Yard looking East

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North Street Looking East

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Neighbor to the East from North Street

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North Street Looking West



Neighbor to the West from North Street

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OUTDOOR LIGHTING**Freemont Outdoor Wall Sconce**

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502 North Street
Design Advisory Board Addendum
January 22, 2015

**Description:**

Freemont Outdoor Wall Sconce is available in a High Gloss Orange, High Gloss Blue, High Gloss White, or High Gloss Gray finish. One 100 watt, 120 volt A19 type Medium base Incandescent lamp is required but not included. 9 inch width x 13.25 inch height x 10 inch depth.

**COLOR: HIGH GLOSS
GRAY**

Shown In: High Gloss Grey

List Price: \$173.75
Our Price: \$139.00

Shade Color: N/A
Body Finish: High Gloss Grey
Lamp: 1 x A19/Medium (E26)/100W/120V
Wattage: 100W
Dimmer: Incandescent
Dimensions: 13.25"H x 9"W x 10"D

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Product Number: **FES191076**

Company:		Fixture Type:		Date:	Jan 23, 2015
Project:		Approved By:			

#1307OW-Freemont-00911-XXGG

Dodson Residence
502 North Street
Design Advisory Board Addendum
January 22, 2015

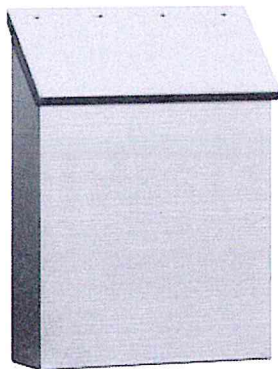
Salsbury Industries | Model # 4520 | Internet # 203552406

4500 Series Stainless Steel Standard Vertical Mailbox

★★★★★ | Write the First Review

\$80.00 / box

COLOR: STAINLESS
STEEL



MORE IN THIS COLLECTION FROM SALSBURY INDUSTRIES (3)

YOUR CURRENT PRODUCT				
				
\$80.00 /box	\$80.00 /box	\$80.00 /box	\$80.00 /box	
Salsbury Industries 4500 Series Stainless...	Salsbury Industries 4500 Series Stainless...	Salsbury Industries 4500 Series Stainless...	Salsbury Industries 4500 Series Decorative...	
	(2)	(2)		
Item Selected	Select This Item	Select This Item	Select This Item	

1 Item(s) Selected

ADD ITEMS TO CART

PRODUCT OVERVIEW Model # 4520 | Internet # 203552406

Salsbury Industries Stainless Steel Mailboxes are constructed of stainless steel for unparalleled resistance to the elements. The incoming slot is perfect for residents receiving larger items, such as magazines and bank check boxes. The storage compartment is wide and deep and is protected by a durable stainless steel dust shutter.

- May be used for U.S.P.S. residential door mail delivery
- Made of 20-gauge stainless steel
- Feature a satin finish
- Available in horizontal and vertical styles
- Mailboxes can be surface mounted

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	3.5 in	Assembled Width (in.)	11.0 in
Assembled Height (in.)	14.5 in		

DETAILS

Assembly Required	Yes	Material	Galvanized Steel
Color	Steel	Mounting Hardware Included	No
Color Family	Grays	Newspaper receptacle	No
Convertible to post mount	No	Outgoing mail indicator	No
Finish Family	Silver	Returnable	90-Day
Letters/numbers included	No	Single Box Type	Wall Mount
Lockable	No		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	Three (3) Year Limited	U.S. Postmaster General approved	Yes
-----------------------	------------------------	----------------------------------	-----

How can we improve our product information? Provide feedback.

SHIPPING AND DELIVERY OPTIONS

Standard Shipping includes delivery by small parcel service. Processing time varies by product.

Orders for this item may be expedited for an additional fee.

Other Delivery Options:

Express and **Expedited** shipping options are also available. Estimated arrival times are available in checkout.

If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.

ROOFING SHINGLES

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Design Advisory Board
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Cambridge

LIMITED LIFETIME ARCHITECTURAL SHINGLES

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ROOFING SHINGLES

Cambridge Color Blends



Product availability may vary by region.

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Dual Black



Charcoal Grey



Harvard Slate



Dual Grey



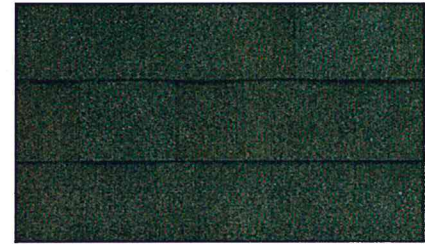
Dual Brown



Weatherwood



Driftwood



Aged Redwood



Earthtone Cedar



Riviera Red



Vintage Green

These Cambridge color blends are only available in select shipping areas.



National Blue**◇



Super White**◇



Beachwood ◇



Patriot Slate ◇



**Cambridge Super White is CRRC Listed and ENERGY STAR® qualified.

Product and color availability may vary by region, please refer to chart.

¹ See Limited Warranty for complete terms, conditions, restrictions and application requirements.

² High Wind Application is required.

³ This article contains a preservative to prevent discoloration by algae.

Miami-Dade Approved for Cambridge product made in Kankakee.

**Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

◇ Limited Availability in USA and Canada.

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STOCK NO. 4220XXX

November, 2013

CAMBRIDGE

This heavyweight, laminated shingle is composed of a dimensionally stable non-woven glass fiber mat, which is thoroughly impregnated with stabilized waterproofing bitumen. Cambridge is distinguished by its random shake-look design, unique dual band shadow coloration, and superior thermally activated shingle sealant. Colored, ceramic granules surface the top of both layers of this shingle to protect the asphalt from ultraviolet radiation. Each shingle has release tape and mineral powder applied to the underside, thus preventing any sticking in the bundle. Special algae-inhibiting granules have been added to provide long-lasting algae resistance. Suitable for application on roof slopes greater than 4:12. Underlayment is strongly recommended for slopes below 6:12. They may also be applied on low slope roofs (2:12 to 4:12) providing the deck is covered with two plies of felt or one ply of any IKO Ice & Water Protector. This shingle conforms to requirements of CSA A123.5, ASTM D3018, ASTM E108 Class A, ASTM D3462, ASTM D3161 Class F, and ASTM D7158 Class H. IKO's asphalt shingles are produced and designed with consideration for environmental responsibility and sustainability, incorporating quality recycled components whenever possible, manufactured in facilities that comply with the most stringent government environmental regulations, and can therefore be a part of any "green" construction project.

CHARACTERISTIC	UNITS	NOMINAL VALUE	TEST METHOD	STANDARD LIMITS
QUANTITY PER PALLET:	-	56	-	N/A
PALLET SIZE:	cm (in)	101 x 135 (40 x 53)	-	-
LENGTH:	mm (in)	1038 (40 7/8)	-	± 6 (± 1/4)
WIDTH:	mm (in)	349 (13 3/4)	-	± 3 (± 1/8)
HEADLAP:	mm (in)	50 (2)	-	MIN: 50 (2)
BUNDLE QUANTITY:	-	20	-	-
COVERAGE PER BUNDLE:	ft ² (m ²)	33.3 (3.1)	-	-
EXPOSURE:	mm (in)	149 (5 7/8)	-	-
TEAR STRENGTH:	g	PASS	ASTM D1922	MIN: 1700
HEAT RESISTANCE:	-	PASS	*	90°C (192°F)
STABILIZED BITUMEN WEIGHT:	g/m ² (lbs/100 ft ²)	PASS	ASTM D228	MIN: 2000 (41)
GRANULE RETENTION:	%	PASS	ASTM D4977	MIN: 86
FIRE RATING:	-	CLASS A	ASTM E108	MIN: CLASS A

* Sample shows no sliding or dripping of the bitumen coating when suspended vertically in an oven at 90°C (192°F) for 2 hours.

See also Material Information Sheet – MIS # 1513, MIS # 1713, MIS # 1813

COLOR: HARVARD SLATE

The information on this Technical Data sheet is based upon data considered to be true and accurate based on laboratory tests and production measurements, and is offered solely for the user's consideration, investigation and verification. Nothing contained herein is representative of a warranty or guarantee for which the manufacturer can be held legally responsible. The manufacturer does not assume any responsibility for any misrepresentation or assumptions the reader may formulate.

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WINDOWS AND EXTERIOR DOORS

Home (/) Windows (/windows) Doors (/doors) Installation Details (/installation-systems)

Architectural Design Manual (/adm) Support and Training (/support)

Window Lines Overview (/windows) Features and Options (/windows/features-and-options)

Return to [Window Lines Overview \(/windows\)](#)





Related Windows: Pella® 450 Series Casement Windows

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

Print
(mailto:To
Email&subject=Thought
you'd be interested in this
window and door
information&body=Found
this excellent information
on professional.pella.com
and thought it would be
helpful to you. Pella has
complete window and
door product information,
performance
specifications and
interesting case studies
on this site. check it
out.%0D%0A%0D%0Ahttp://professional.
details/casement-proline)

COLOR: WHITE

Pella® 450 Series Casement Windows

Specifications & Downloads	
2D Cross Section (Aluminum-Clad Wood)	
2D Elevation (Aluminum-Clad Wood)	
3D BIM (Aluminum-Clad Wood)	
Specifications (Aluminum-Clad Wood)	

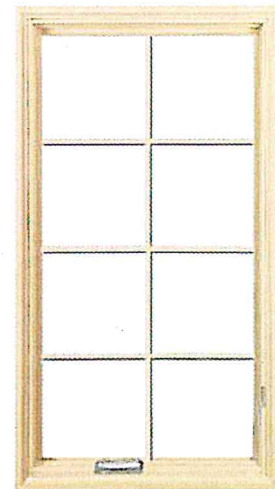
- Operable sizes up to 2' 11" x 6' 1"
- Patented Sure-lock system, one lever operates all locks on the sash
- Performance Grade up to PG50

[Installation Guides \(http://www.installpella.com\)](http://www.installpella.com) [Warranty Info \(/warranties\)](#)

A local Pella team member is ready to help you with your project.

Enter zip code

FIND YOUR PELLA REP



Features & Options

Sizes and Shapes

Performance Values

Wood Types

Interior Finishes

Exterior Finishes

Glazing

Grilles

Hardware

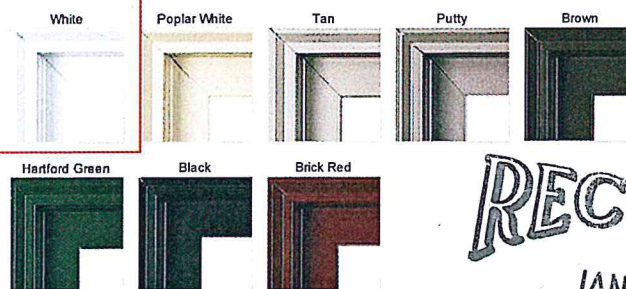
Screens

Exterior Finishes - Pella ProLine Casement Window

Low-maintenance aluminum-clad wood exteriors are durable and weather-resistant.



Exterior Colors



Aluminum-Clad Wood Exteriors

Pella's most popular exterior colors are available.

- Standard and Feature* colors.
- No setup charges or minimum quantities for any Pella® color option.

Durable, low-maintenance EnduraClad aluminum cladding with EnduraClad protective finish for most projects where resistance to fading, chalking, chemicals and abrasion is needed. Meets the performance requirements of AAMA 2603.

Seacoast EnduraClad protective finish for coastal projects with high salt exposure.

Case Studies & Projects

For Pella® 450 Series Casement Windows



United Brotherhood of Carpenters District Council Office Commercial

South Franklin Circle Commercial

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[View All in the Project Gallery \(/project-gallery\)](#)



[\(/support/lead\)](#)

Find potential LEED credits for this project [\(/support/lead\)](#)

WINDOWS

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Pella ProLine® Casement

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

EXTERIOR COLOR: WHITE

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Optional factory-applied jamb extensions available.
- Optional factory-installed fold-out installation fins with flexible fin corners.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-3/4" (45 mm).

Weatherstripping

- Vent units use Dual weatherstripping.
 - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
 - Secondary thermoplastic vulcanizate (TPV) leaf-type weatherstrip between edge of sash and frame on the vertical sides and bottom, and Santoprene® bulb-type weatherstrip between the edge of sash and frame on the top.
- Fixed units use a Flexible EPDM material compressed between frame and sash for positive seal on all four sides.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E with argon] [SunDefense™ Low-E with Argon] [AdvancedComfort Low-E with argon] [NaturalSun Low-E with argon]].
- High altitude glazing available.

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [Standard: [White] [Tan] [Brown] [Putty]] [Feature: [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray (Spring 2015)] [Portobello (Spring 2015)]]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain 2]].

Hardware

- Roto operator assembly
 - Steel worm gear sash operator with hardened gears.
 - Operator base is zinc die cast with painted finish.
 - Operator linkage, hinge slide, and hinge arms are stainless steel.
 - Exposed fasteners are stainless steel.
 - Hardware will exceed 1,000 hours salt spray exposure per ASTM B 117.
- Finish of operator crank is [[baked enamel [Champagne, for unfinished prime units] [White, for prefinished White units] [Brown]]. Operator crank also available in optional [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze]. All vent units are available with left- or right-hand hinging.
- SureLock® System—A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one unison operating lock installed on units with frame height 29" and smaller, two installed on units with frame height greater than 29".
- Lock handle finish is [[baked enamel [Champagne, for unfinished prime units] [White, for prefinished White units] [Brown]]. Lock handle also available in optional [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].

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Optional Products

Grilles

NO GRILLES OR LITE DIVISIONS

- Removable Grilles
 - 3/4" Traditional removable solid wood grilles steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 1]].
 - Exterior [unfinished, ready for site finishing] [Factory Primed] [factory prefinished, finish color matched to exterior cladding].

– or –
- Grilles-Between-the-Glass₁
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior color is [White] [Tan₂] [Brown₂] [Putty₂] [Ivory] [Brickstone] [Harvest] [Cordovan].
 - Exterior grilles match the exterior cladding color₃.

– or –
- Simulated Divided Light
 - Grilles permanently bonded to the interior and exterior of glass.
 - Interior grilles are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 2]].
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Exterior grilles match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.

Screens

- InView™ screens
 - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, [Champagne] [White] [Brown].

– or –
- Vivid View® screens
 - PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel [Champagne] [White] [Brown].

Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

- (1) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass. White exterior grille color and traditional pattern is the only option available for clear insulating glass.
- (2) Tan, brown and putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty) (Putty mono available spring 2015). Other interior colors are also available with tan or brown exterior.
- (3) Contact your local Pella sales representative for current color options.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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CASEMENT

SIZE TABLES

Aluminum-Clad Wood

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Transoms

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
1714	2114	2314	2514	2914	3214	3514	
1717	2117	2317	2517	2917	3217	3517	
	2121						
		2323					
1725	2125	2325	2525	2925	3225	3525	
				2929			

Fixed Units

	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
4141	4741	5341	5941	
4147	4747	5347	5947	
4153	4753	5353	5953	
4159	4759	5359	5959	
4165	4765	5365	5965	
4171	4771	5371	5971	

Vent and Fixed Units

	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)	(1 670) (1 651)	(1 822) (1 803)
Opening	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"	5' 5 3/4"	5' 11 3/4"
Frame	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"	5' 5"	5' 11"
1735	2135	2335	2535	2935	3235	3535	
1741	2141	2341	2541	2941	3241	3541	
1747	2147	2347	2547	2947	3247	3547	
1753	2153	2353	2553	2953	3253	3553	
1759	2159	2359	2559	2959	3259	3559	
1765	2165	2365	2565	2965	3265	3565	
1771	2171	2371	2571	2971	3271	3571	

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

Ⓢ Fixed units only.

Ⓢ Tempered glass is standard.

Traditional grille patterns shown. Refer to Clad/Wood Overview Section for additional patterns and profiles.

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SLIDING DOORS

Dodson Residence
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Pella ProLine® Sliding Contemporary Door

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

EXTERIOR COLOR: WHITE

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Solid extruded aluminum sill. Finish is Brown EnduraClad® protective finish with oak insert at threshold.
- Factory-installed fold-out installation fins with fin corners.
- Frame depth is 5-7/8" (149 mm) for a wall depth of 4-9/16" (116 mm).
- Optional factory-applied jamb extensions.

Door Panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with clear pine with no visible fastener holes.
- Exterior surfaces are clad with aluminum.
- Panel rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue.
- Corners are silicone-sealed and secured with metal fasteners and structural adhesive.
- Panel thickness is 1-7/8" (48 mm).
- Vent panels have two adjustable permanently-sealed electroplated steel ball-bearing rollers with organic coating, set on stainless steel track, standard

— or —

- Two adjustable corrosion-resistant stainless steel ball-bearing rollers; out of-unit option.

Weatherstripping

- Dual extruded polypropylene TPE bulb at head, jamb, sill and vent panel interlocker.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Silicone-glazed 3/4" [obscure] dual-seal insulating glass [[Advanced Low-E with argon] [SunDefense™ Low-E with argon] [AdvancedComfort Low-E with argon] [NaturalSun Low-E with argon].
- High altitude glazing available.

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [standard: [White] [Tan] [Brown] [Putty]] [feature: [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray] [Portobello]].

Interior

- [Unfinished, ready for site finishing] [factory-primed with one coat acrylic latex] [factory prefinished [White] [Bright White] [Linen White]] [stain 3]].

Hardware

- Interior handle and thumb lock finish is [Endura Hardware™ collection Bright Brass] [Satin Nickel]] [baked enamel, [Champagne] [White] [Brown]] [Oil-Rubbed Bronze].
- Exterior handle finish is baked enamel, color to match door cladding.
- Optional keylock with Schlage® configured C-K keyway pinlock cylinder. Finish is [Bright Brass] [Oil-Rubbed Bronze] [baked enamel, Brown] [Stainless Steel].
- The optional foot bolt has a [Champagne] [Brown] finish.
- Screen handle finish is [Champagne] [White] [Brown].

Optional Products

Grilles

- Removable Grilles
 - 3/4" Traditional removable solid pine wood grilles steel-pinned at joints and fitted to panel with clips.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Bright White] [Linen White]] [stain 3]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding 4].

— or —

Grilles-Between-the-Glass 1

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
- Interior color is [White] [Tan2] [Brown2] [Putty2] [Ivory] [Brickstone] [Harvest] [Cordovan].

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- Exterior grilles match the exterior cladding color 4.

Screens

- InView™ Screens
 - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of door, supplied complete with all necessary hardware.
 - Screen frame finish is [White interior/exterior] [Wood interior [factory primed] [factory stain matched 3] [unfinished ready for site finishing] color matched exterior].
- (1) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass. White exterior grille color with a traditional pattern is the only option available for clear insulating glass.
- (2) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty) (Putty mono available spring 2015). Other interior colors are also available with Tan or Brown exterior.
- (3) Contact your local Pella sales representative for current color options.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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SLIDING PATIO DOOR

6' 7-1/2" AND 6' 10" SIZE TABLES

Aluminum-Clad Wood

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



Transoms

Opening	3' 1 3/8" (949)	5' 0" (1 524)	6' 0" (1 829)	8' 0" (2 438)
Frame	3' 0 5/8" (930)	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	7' 11 1/4" (2 419)
(375) (356) 1' 2"				
(451) (432) 1' 5"				
(654) (635) 2' 1"				

6' 7 1/2" Doors

6' 8" (2 032)				
6' 7 5/8" (2 019)	FIXED (O) 3780	FIXED-VENT (OX) 6080	FIXED-VENT (OX) 7280	FIXED-VENT (OX) 9680

6' 10" Doors

6' 10" (2 083)			
6' 9 5/8" (2 070)	FIXED (O) 3782	FIXED-VENT (OX) 6082	FIXED-VENT (OX) 7282

Not to scale.

T Tempered glass is standard.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

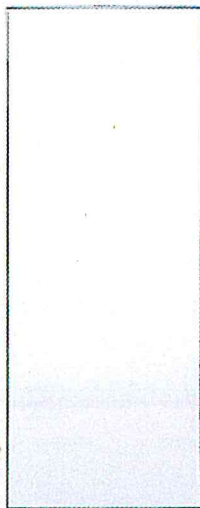
Vent-Fixed (XO) doors are also available.

Fixed-Vent-Fixed (OXO) doors also available in other combinations.

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ENTRY DOOR

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



EXTERIOR COLOR: PAINTED COLOR TO
MATCH PELLA WHITE WINDOWS AND DOORS

Get the look of fine painted wood and the strength of steel with a Smooth-Star® French patio door. It's an excellent value in a fiberglass patio door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your patio door's surface.

This perfectly stylish yet durable fiberglass French patio door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

French / Hinged Patio Door Systems: Smooth-Star

About this patio door system

This patio door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

Full Lite Flush-Glazed Style IDs

Available Sizes

Features

S2000

2'0" x 6'6"
2'6" x 6'6"
2'8" x 6'6"
2'10" x 6'6"
3'0" x 6'6"
2'0" x 6'8"
2'6" x 6'8"

Flush Glazed (?)



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2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Finish Option: Paintable



Installation
Instructions



Where to buy

Click to locate an authorized
Therma-Tru dealer near you.

Clear Glass



Clear Features

Our insulated clear glass doorlites are tempered and double-paned.

Grille:

Privacy Scale Rating *

1 2 3 4 5 6 7 8 9 10
less more



Simulated Divided Lites

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Corrugated

Installed vertically or horizontally, the «Corrugated 7/8"» (22mm) has resurfaced in the 1990's, on new architectural designs for commercial, institutional and industrial buildings.

Ideal's «Corrugated 7/8"» (12.2m) can be used as roofing or siding and is roll-formed in lengths of up to 40 feet (12.2m)

This panel is available in widths covering 36" (915mm) or 27½" (698mm) to offer more versatility and more possibilities for colour and material choices.

AVAILABLE MATERIALS

Mill finish Galvanized Steel

- (ASTM-A653 SS grade 33, Z275 (G-90));
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick),
- 20 (.038"/0.96mm thick),
- 18 (.049"/1.25mm thick).

Mill finish Galvalume Plus Steel

- (ASTM-A792 SS grade 33, AZ180);
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick).

Pre-painted Galvanized Steel

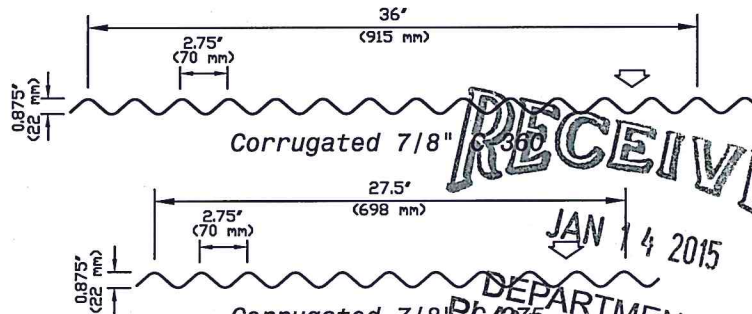
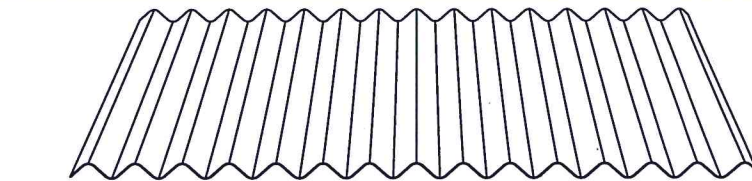
- (ASTM-A653 SS grade 33, Z275 (G-90));
- Perspectra/Weather X Series: see colour chart *1;
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick).

Minimum Yield Stress	Fy = 33,000.00 P.S.I. (228 Mpa)
Maximum Working Stress Fb	= 20,625.00 P.S.I. (144 Mpa)
Young's Modulus	(E) = 29,500,000.00 P.S.I. (203 Mpa)

*1): Other finishes and gauges are available, contact our office

Ideal roofing
Company Ltd Manufacturers

1418 rue Michael St.
Ottawa, Ont., Canada K1B 3R2
Tel: (613) 746-3206
Fax: (613) 746-0445
Wats Line: 1-800-267-0860
E-mail: info@idealroofing.ca



Total Nominal Thickness (in.)	Core Nominal Thickness (in.)	Moment Resistance		Moment of Inertia (in-4)
		Mid-Span (in-lb)	Support (in-lb)	
0.021	0.018	988	988	0.0212
0.026	0.024	1317	1317	0.0283
0.032	0.030	1646	1646	0.0353

(IMPERIAL)

UNIFORMLY DISTRIBUTED LOADS (pounds/square foot)							
Span Condition	Span (inches)	26 gauge (.021")		24 gauge (.026")		22 gauge (.032")	
		B	D	B	D	B	D
S I N G L E	24	105	232	220	309	274	386
	30	84	119	140	158	176	198
	36	70	69	98	92	122	114
	42	54	43	72	58	90	72
	48	41	29	55	39	69	48
	54	33	20	43	27	54	34
	60	26	15	35	20	44	25
	66	22	11	29	15	36	19
	72	18	9	24	11	30	14
	78	16	7	21	9	26	11
	84	13	5	18	7	22	9
	90	12	4	16	6	20	7
D O U B L E	96	10	4	14	5	17	6
	24	105	556	220	741	274	927
	30	84	285	140	380	176	474
	36	70	165	98	220	122	275
	42	54	104	72	138	90	173
	48	41	69	55	93	69	116
	54	33	49	43	65	54	81
	60	26	36	35	47	44	59
	66	22	27	29	36	36	45
	72	18	21	24	27	30	34
	78	16	16	21	22	26	27
	84	13	13	18	17	22	22
T R I P L E	90	12	11	16	14	20	18
	96	10	9	14	12	17	14
	24	118	438	259	584	343	730
	30	94	224	176	299	220	374
	36	79	130	122	173	152	216
	42	67	82	90	109	112	136
	48	51	55	69	73	86	91
	54	41	38	54	51	68	64
	60	33	28	44	37	55	47
	66	27	21	36	28	45	35
	72	23	16	30	22	38	27
	78	19	13	26	17	32	21
	84	17	10	22	14	28	17
	90	15	8	20	11	24	14
	96	13	7	17	9	21	11

B = Load reduced for web crippling D = Load capacity based on deflection L/180



Flashings and Trims

Ideal Roofing flashings and trims come in 10 ft. lengths and are available in plain galvanized, galvalume and in galvanized pre-painted steel in over 30 attractive colors. Standard gauge thickness used is 30 ga. (.015") but our flashings and trims shown in this brochure are standard but can be modified to customer specifications.

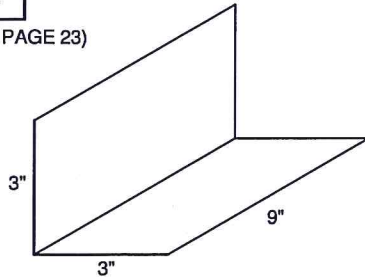
COLOR: BONE WHITE

ROOFING FLASHINGS

NOTE: USE THE #205 WALL FLASHING AND THE #210 COTTAGE ROOF CAP FOR THE "SECURITY" RIB, "POCKET" RIB AND "AMERI-CANA" PANEL.

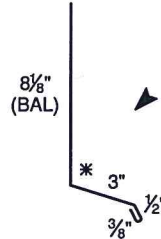
#201

(PRICES PAGE 23)



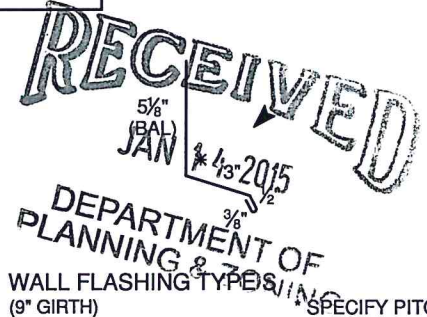
STEP FLASHING (6" X 9")
(50 PCS PER BUNDLE) (MIXED COLORS)

#203



LARGE WALL OR
CHIMNEY FLASHING TYPE S
(12" GIRTH) * SPECIFY PITCH

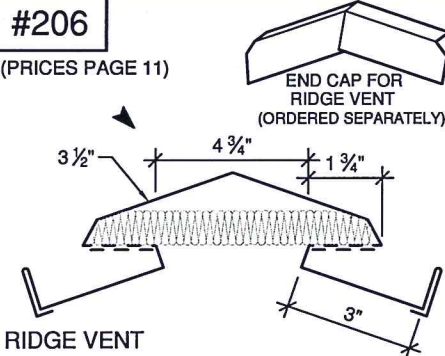
#205



WALL FLASHING TYPE S
(9" GIRTH) * SPECIFY PITCH

#206

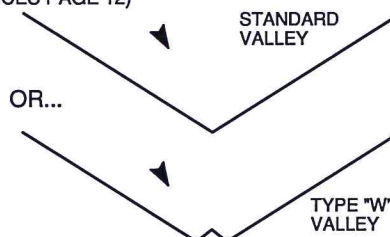
(PRICES PAGE 11)



RIDGE VENT

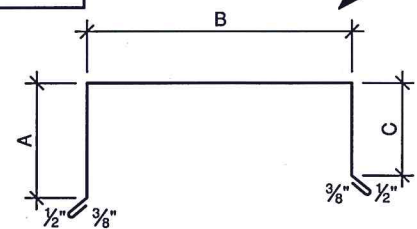
#207

(PRICES PAGE 12)



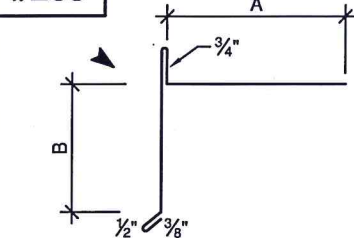
VALLEY 18", 24" AND 36"

#208



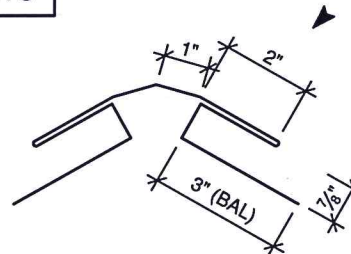
CAP FLASHING
(A+B+C+1 1/4" = GIRTH)

#209



GRAVEL STOP
(A+B+2 3/8" = GIRTH)

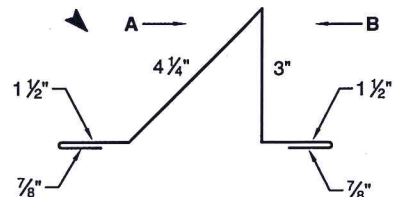
#210



COTTAGE ROOF CAP
(18" GIRTH)

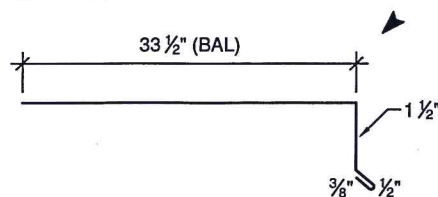
#211

SNOW DIRECTION
A-FOR SLOPES LESS THAN 6/12
B-FOR SLOPES HIGHER THAN 6/12



SNOW GUARD
(12" GIRTH) MINIMUM 26g (.021") RECOMMENDED

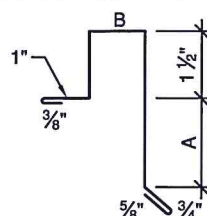
#212



ICE APRON
(for shingles)
(36" GIRTH)

#213

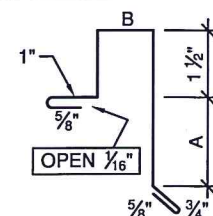
TYPE 1



GABLE END CAP FOR
THE "HF" PROFILE
(A+B+5 3/4" = GIRTH)

#213

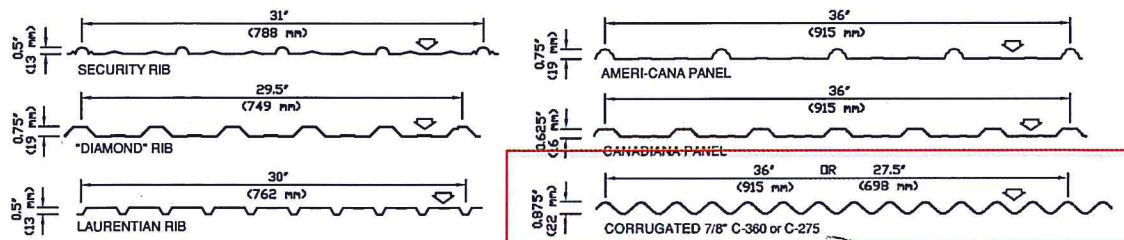
TYPE 2



GABLE END CAP FOR
THE "HF" PROFILE
(A+B+6" = GIRTH)

FLASHINGS AND MOULDINGS FOR SIDING COLOR: BONE WHITE

NOTE: THE "300 SERIES" FLASHINGS & MOULDINGS MAY BE USED WITH THE FOLLOWING PROFILES .



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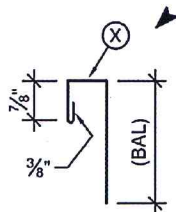
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#301

X=Profile opening

PROFILES:

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"



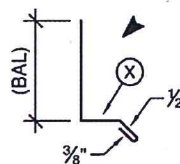
"J" TRIM
(5" GIRTH)

#302

X=Profile opening

PROFILES:

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"



BASE FLASHING
(4" GIRTH)

#303

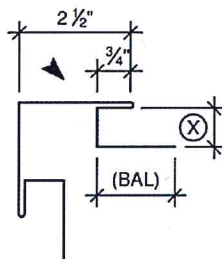
WINDOW & DOOR FLASHING
(6" GIRTH)

#304

X=Profile opening

PROFILES:

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"



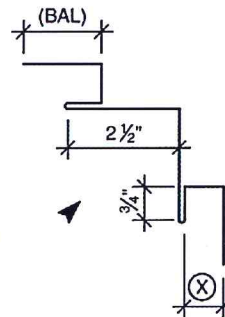
OUTSIDE CORNER
(12" GIRTH)

#305

X=Profile opening

PROFILES:

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"



INSIDE CORNER
(12" GIRTH)

#306

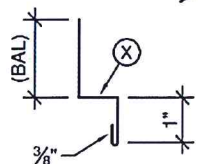
HALF CORNER
(9" GIRTH)

#307

X=Profile opening

PROFILES:

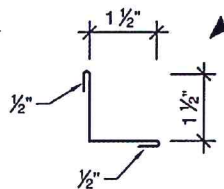
- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"



GABLE DIVIDER
(4" GIRTH)

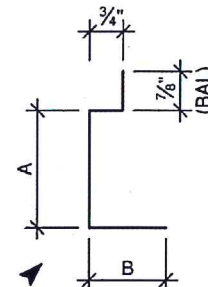
#308

"L" TRIM
(4" GIRTH)



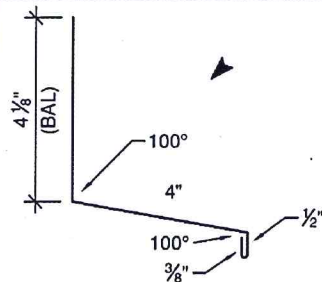
#309

WINDOW CASING FLASHING
(A+B+1 5/8" GIRTH)



#310

BRICK FLASHING
(9" GIRTH)



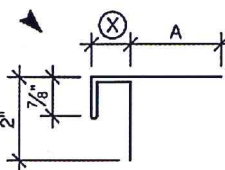
#311

WINDOW & DOOR JAMB
(2X + A + 3 3/4" = GIRTH)

X=Profile opening

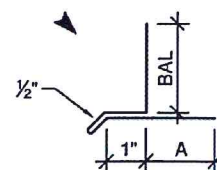
PROFILES:

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"



#312

WINDOW & DOOR FLASHING
(5" + A = GIRTH)



Colours may not be exactly as shown. Consult your Dealers



ideal roofing
Company Ltd. Manufacturers
idéal revêtement
Compagnie Ltée, Manufacturiers









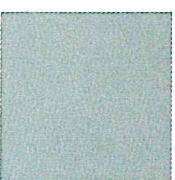
PERSPECTRA

&
WEATHER
valspar

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

COLOURS: PRE-PAINTED STEEL
COULEURS: ACIER PRÉ-PEINT.

COLOR: BONE WHITE

				
 Polar White ID 8783 Blanc Polaire (30, 29, 26)	 White ID 8317 Blanc (30, 29, 28, 26, 24, 22)	 Bone White ID 8273 Blanc Os (30, 29, 28, 26, 24, 22)	 Stone Grey ID 8305 Gris Pierre (30, 29, 28, 26, 24, 22)	 Regent Grey ID 8730 Gris Régent (30, 29, 28, 26, 24)
 Charcoal ID 8306 Fusain (29, 28, 26, 24)	 Metro Brown ID 8228 Brun Métro (26) 48" only / seulement	 Coffee ID 8326 Café (30, 29, 28, 26)	 Dark Brown ID 8229 Brun Foncé (30, 29, 28, 26, 24, 22)	 Black ID 8262 Noir (30, 29, 28, 26, 24)
 International Orange ID 8234 Orange International (30)	 Bright Red ID 8386 Rouge Vif (30, 29, 26, 24)	 Red ID 8250 Rouge (30, 29, 28)	 Tile Red ID 8259 Rouge Tuile (30, 29, 26)	 Burgundy ID 8011 Bourgogne (29)
 Antique Linen ID 8696 Lin Antique (30, 29, 26, 24)	 Tan ID 8315 Beige (30, 29, 26, 24)	 Mahogany ID 8719 Acajou (30)	 Slate Blue ID 8260 Bleu Ardoise (30, 29, 28, 26, 24)	 Royal Blue ID 8790 Bleu Royal (30, 29, 26)
 Mist Green ID 8256 Vert Tilleul (26)	 Pacific Turquoise ID 8258 Turquoise Pacifique (30, 26)	 Medium Green ID 8329 Vert Moyen (30, 29, 28, 26)	 Forest Green ID 8307 Vert Forêt (30, 29, 28, 26)	 Heron Blue ID 8330 Bleu Héron (30, 29, 26)

* Available in the "Ameri-Can" and "Canadiana" Panel Only
* Disponible dans le profilé "Ameri-Can et Canadiana" Seulement

Add prefix "1" to ID number to obtain Perspectra number.
Ajoutez préfix "1" au numéro ID pour obtenir le numéro Perspectra.

FOR OTHER COLOURS OR THICKNESSES CALL OUR OFFICE.
POUR D'AUTRES COULEURS OU ÉPAISSEURS CONTACTEZ NOTRE BUREAU.

For thickness availability
see reverse side.

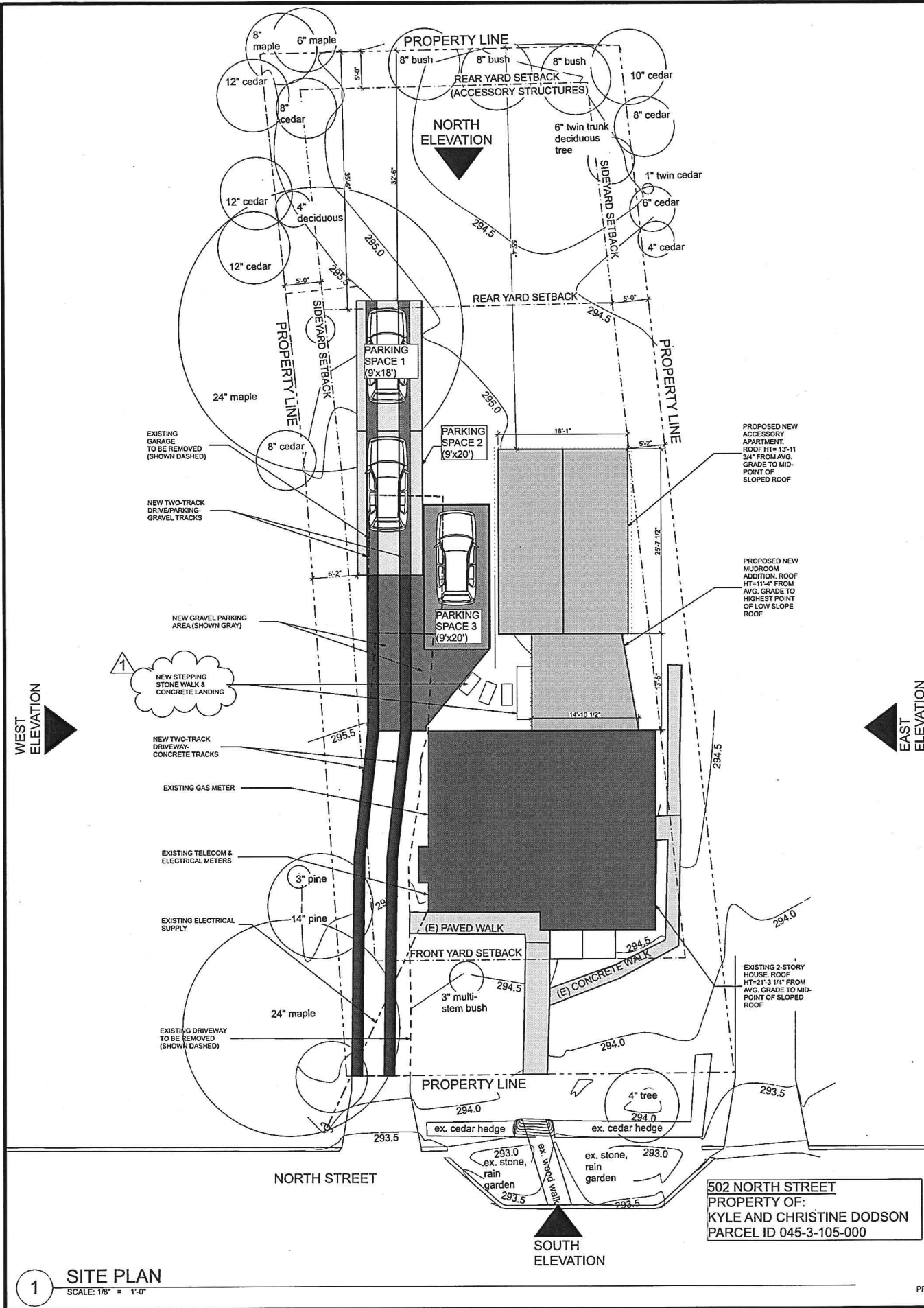
Pour la disponibilité des
épaisseurs voir au verso.

() : Available Gauges
() : Jauges disponibles

Gauge/Jauge Thickness/Épaisseur

30	=	.015"
29	=	.016"
28	=	.018"
26	=	.021"
24	=	.026"
22	=	.032"

Les couleurs reproduites peuvent être différentes de la teinte exacte. Consultez votre distributeur



FLOOR AREA CALCULATIONS

HABITABLE AREAS AT EXISTING HOUSE:
FIRST FLOOR: 848 S.F.
SECOND FLOOR: 782 S.F.
TOTAL : 1,630 S.F.

ACCESSORY APARTMENT:
PROPOSED ACCESSORY APARTMENT AREA: 464 S.F.
(28% OF EXISTING GROSS HABITABLE AREA<30%
MAXIMUM ALLOWABLE)

SINGLE FAMILY ADDITION:
PROPOSED MUDROOM ADDITION AREA: 184 S.F.

LOT COVERAGE CALCULATIONS

<u>EXISTING LOT COVERAGE:</u>	
HOUSE:	844 S.F.
GARAGE:	194 S.F.
DRIVEWAY:	488 S.F.
REAR PORCH:	174 S.F.
TOTAL	1,700 S.F.

LOT SIZE: 7,277 S.F.
EXISTING COVERAGE=23%<35% MAX. ALLOWABLE

LOT COVERAGE: WALKWAYS & TERRACES

ENTRY/WALKS:	271 S.F.
CONCRETE PAD:	17 S.F.
BRICK PATIO:	318 S.F.
TOTAL:	606 S.F.

EXISTING COVERAGE=8% \leq 10% MAX. ALLOWABLE

PROPOSED LOT COVERAGE

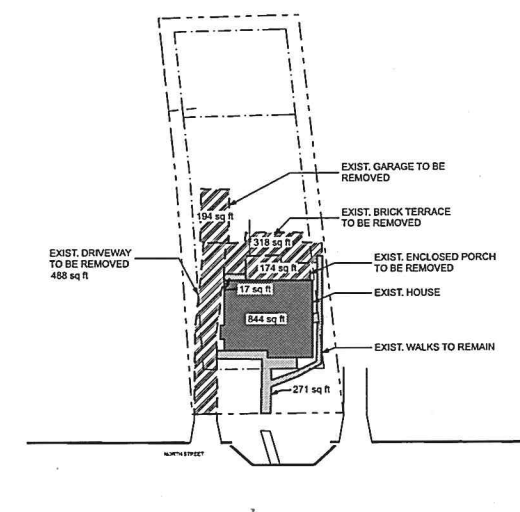
EXIST. HOUSE:	844 S.F.
PROPOSED MUDROOM:	184 S.F.
PROPOSED APARTMENT:	464 S.F.
PROPOSED PARKING/DRIVES:	890 S.F.
<u>TOTAL</u>	<u>2,382 S.F.</u>

LOT SIZE: 7,277 S.F.
PROPOSED COVERAGE=32.7%<35% MAX. ALLOWABLE

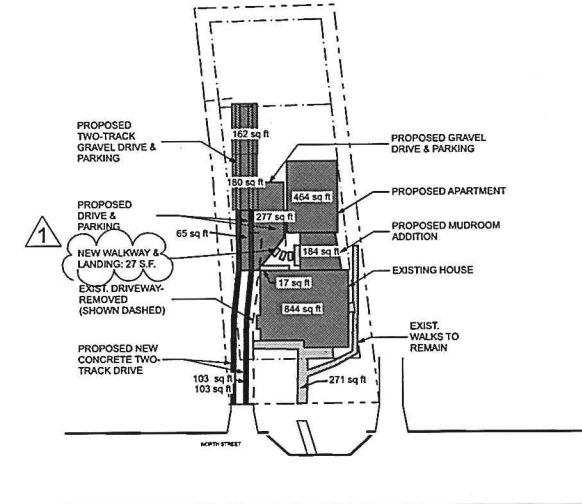
LOT COVERAGE: WALKWAYS & TERRACES

ENTRY/WALKS (EXIST):	271 S.F.
NEW WALKS/ENTRY:	27 S.F.
CONCRETE PAD:	17 S.F.

TOTAL: 315 S.F.
PROPOSED COVERAGE=4% < 10% MAX. ALLOWABLE



2 EXISTING LOT COVERAGE DIAGRAM
SCALE: 1" = 30'



3 PROPOSED LOT COVERAGE DIAGRAM
SCALE: 1" = 30'

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DODSON

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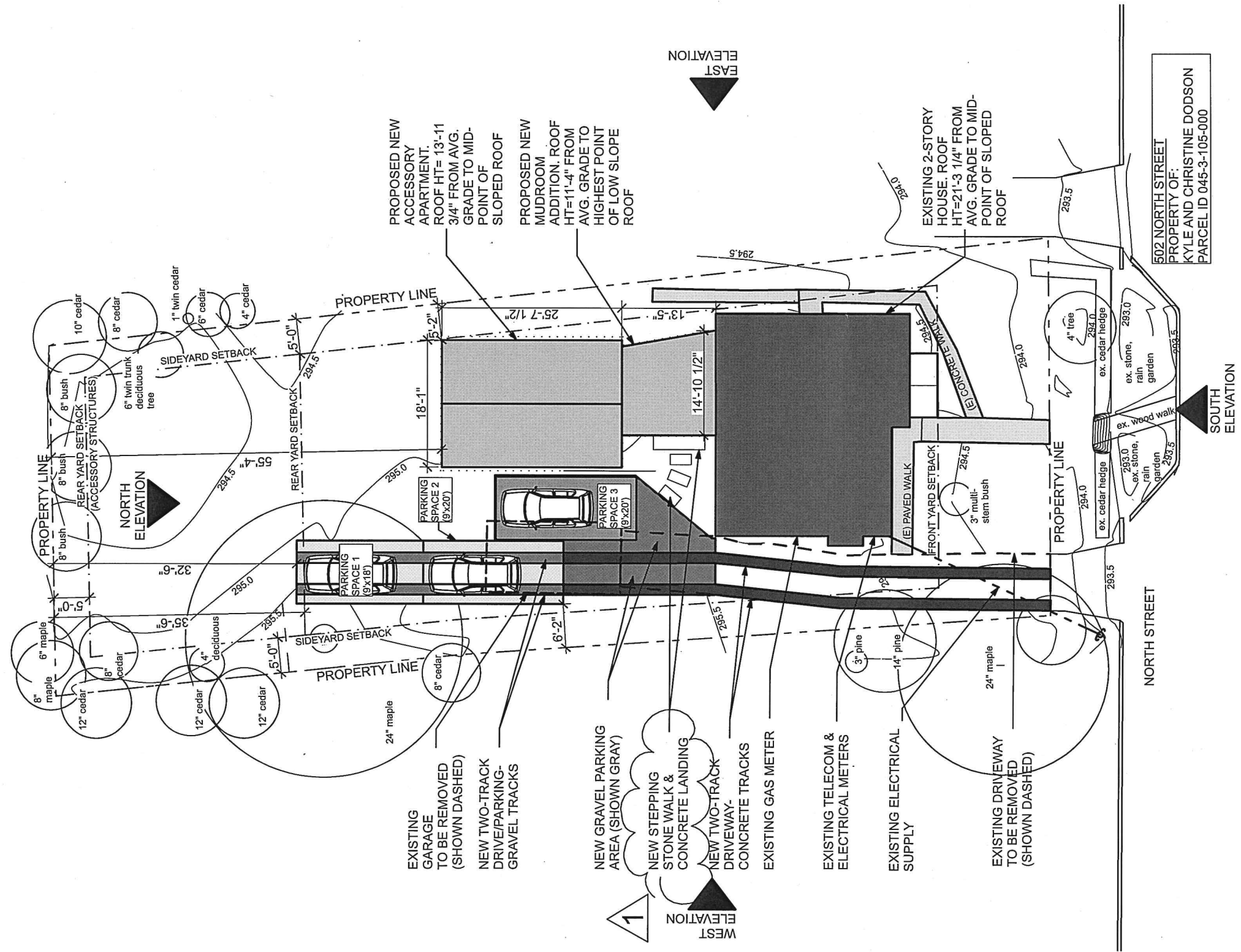
DATE	DESCRIPTION
10/17/14	PRELIMINARY
01/14/15	DESIGN ADVISORY BOARD
01/22/15	REVISED: DESIGN ADV. BD.
02/06/15	REV. 1: DEVEL. REVIEW. BD.

SHEET TITLE

SITE PLAN

A-101

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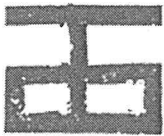
1 SITE PLAN
SCALE: 1/16" = 1'-0"

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A101.A

JANUARY 14, 2015:
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LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE:

HOUSE:	844 S.F.
GARAGE:	194 S.F.
DRIVEWAY:	488 S.F.
REAR PORCH:	174 S.F.
TOTAL	1,700 S.F.

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CONCRETE PAD:	17 S.F.
BRICK PATIO:	318 S.F.
TOTAL:	606 S.F.

EXISTING COVERAGE=8%<10% MAX. ALLOWABLE

PROPOSED LOT COVERAGE

EXIST. HOUSE:	844 S.F.
PROPOSED MUDROOM:	184 S.F.
PROPOSED APARTMENT:	464 S.F.
PROPOSED PARKING/DRIVES:	890 S.F.
TOTAL	2,382 S.F.

LOT SIZE: 7,277 S.F.
PROPOSED COVERAGE=32.7%<35% MAX. ALLOWABLE

LOT COVERAGE: WALKWAYS & TERRACES

ENTRY/WALKS (EXIST):	271 S.F.
NEW WALKS/ENTRY:	27 S.F.
CONCRETE PAD:	17 S.F.
TOTAL:	315 S.F.

PROPOSED COVERAGE=4%<10% MAX. ALLOWABLE

FLOOR AREA CALCULATIONS

HABITABLE AREAS AT EXISTING HOUSE:

FIRST FLOOR:	848 S.F.
SECOND FLOOR:	782 S.F.
TOTAL :	1,630 S.F.

ACCESSORY APARTMENT:
PROPOSED ACCESSORY APARTMENT AREA: 464 S.F.
(28% OF EXISTING GROSS HABITABLE AREA<30% MAXIMUM ALLOWABLE)

SINGLE FAMILY ADDITION:
PROPOSED MUDROOM ADDITION AREA: 184 S.F.

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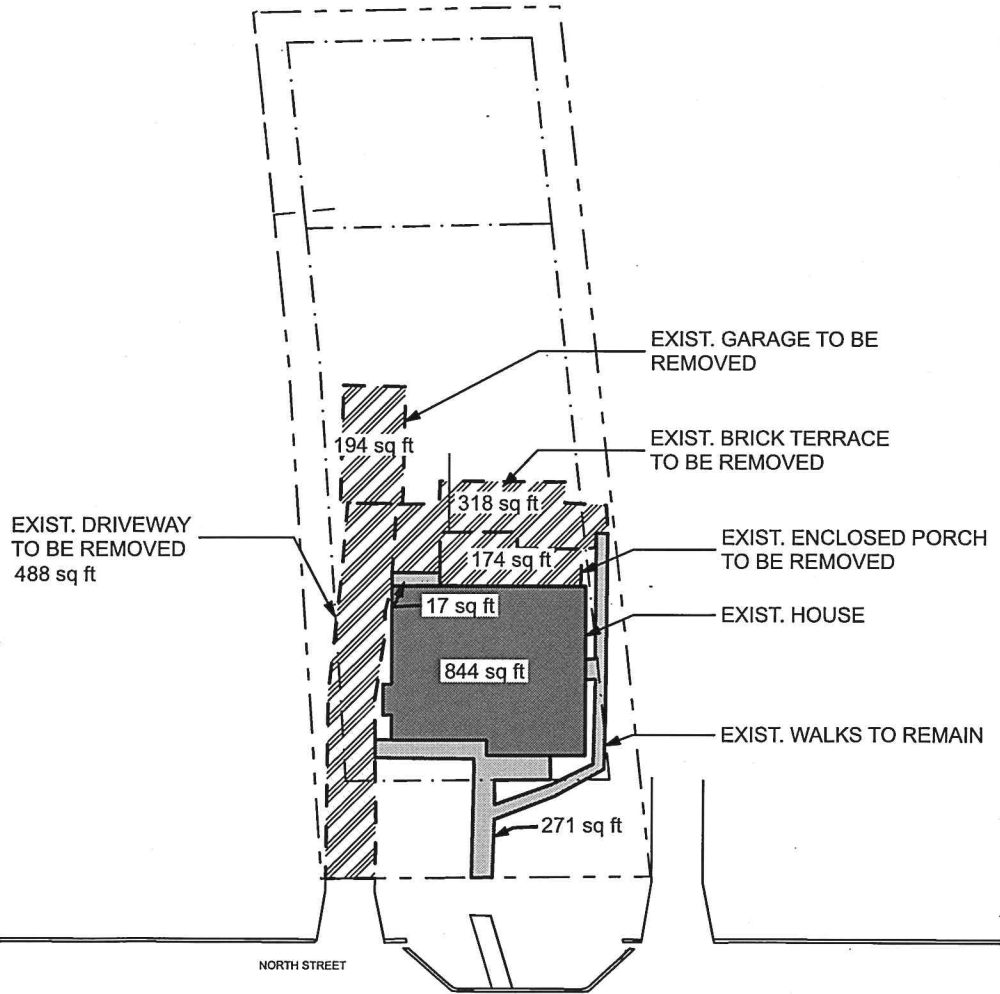
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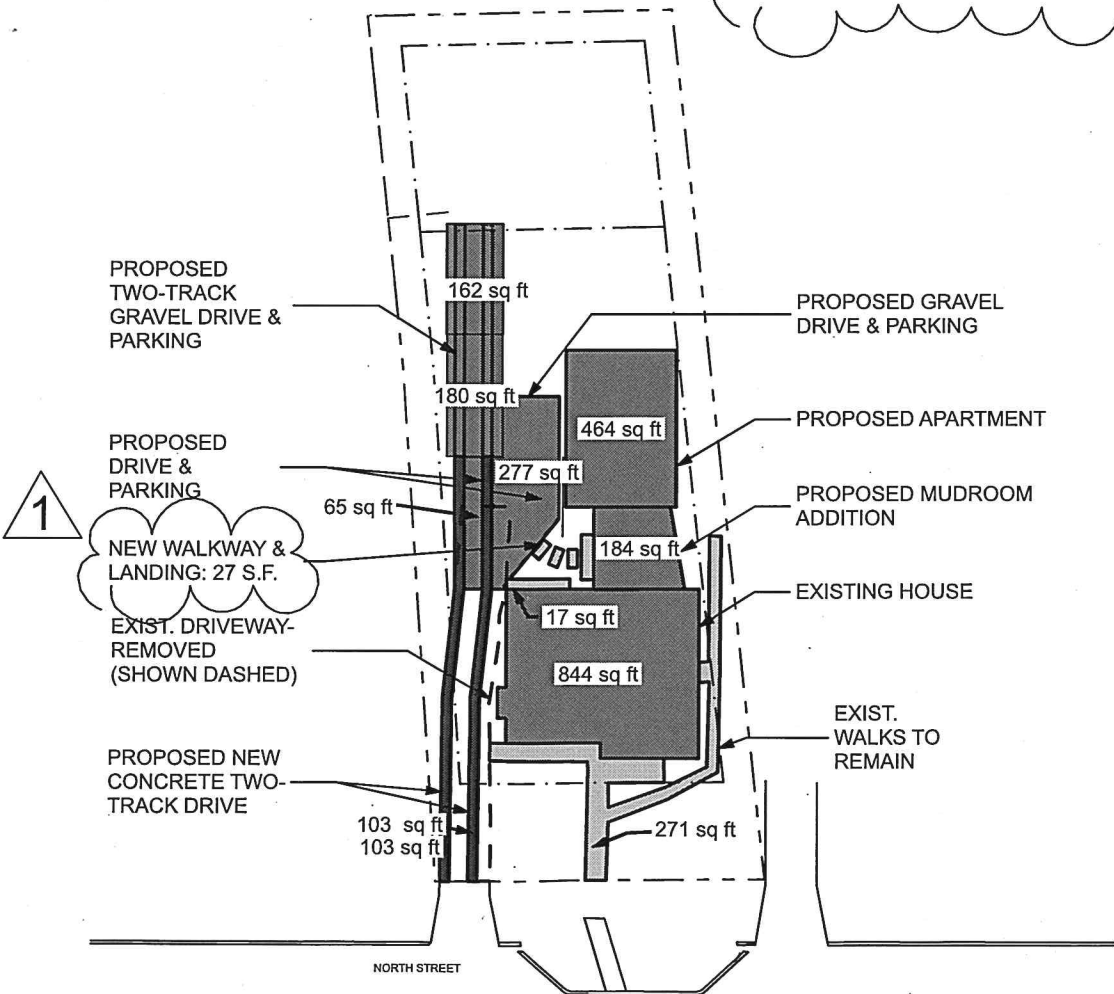
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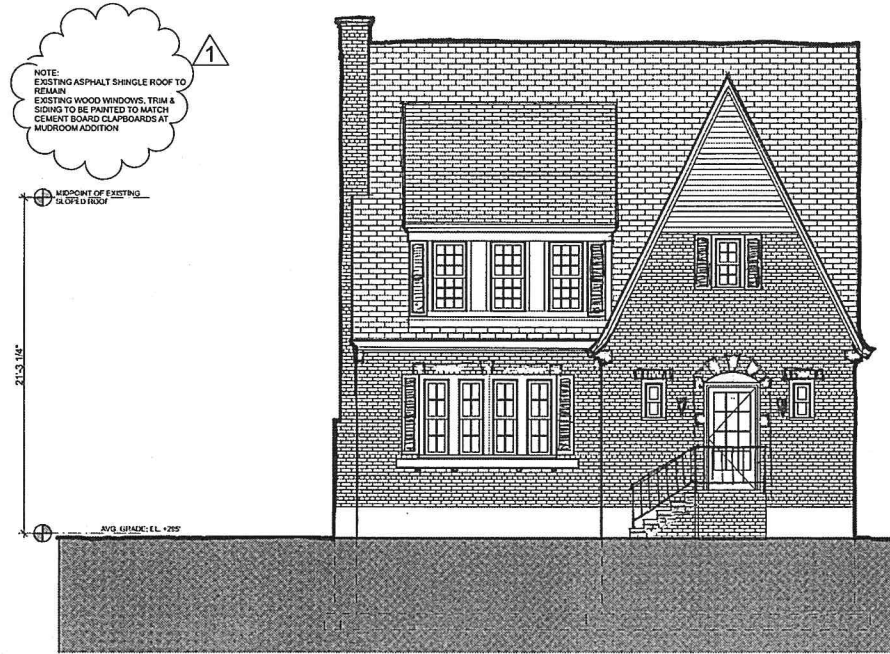
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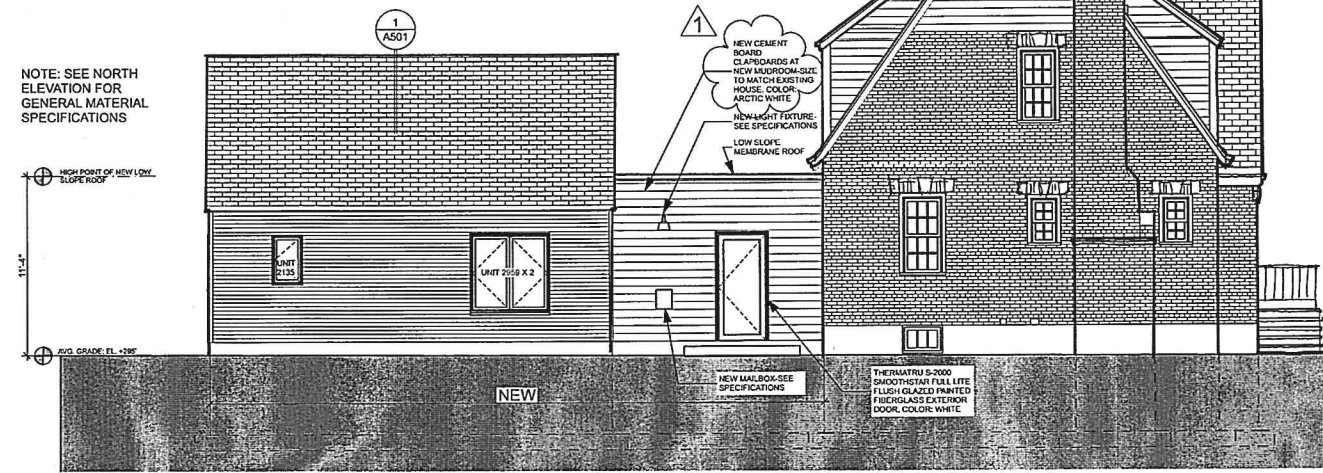
1 EXIST. LOT COVERAGE
SCALE: 1" = 30'



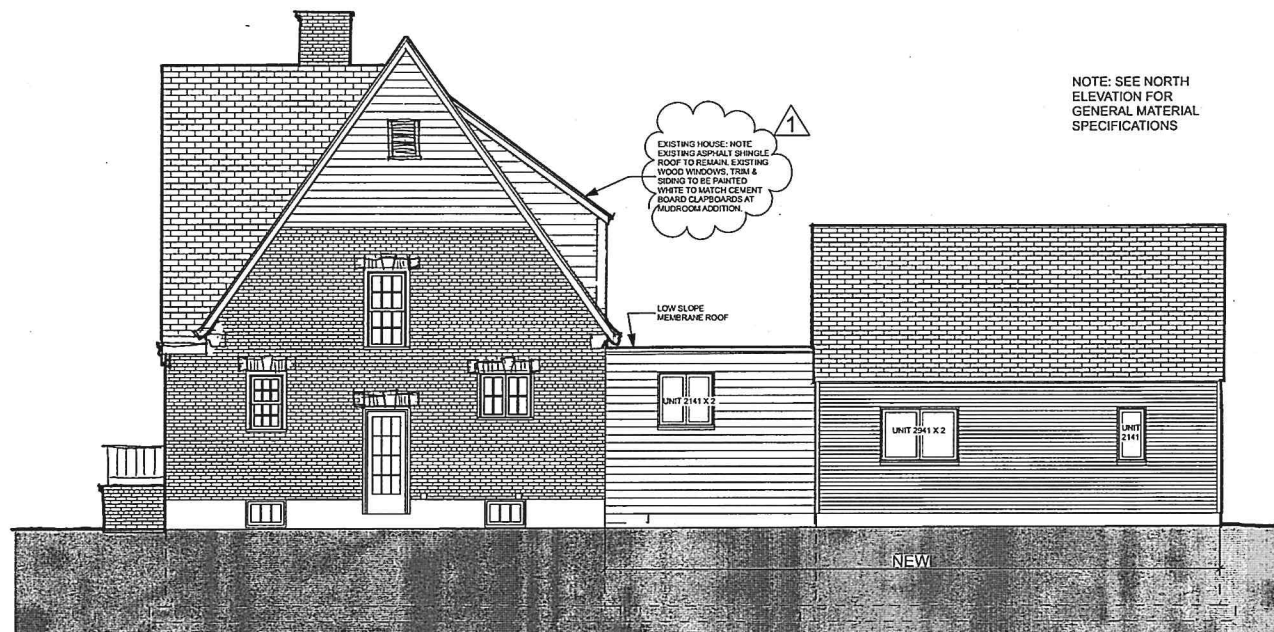
2 PROPOSED LOT COVERAGE
SCALE: 1" = 30'



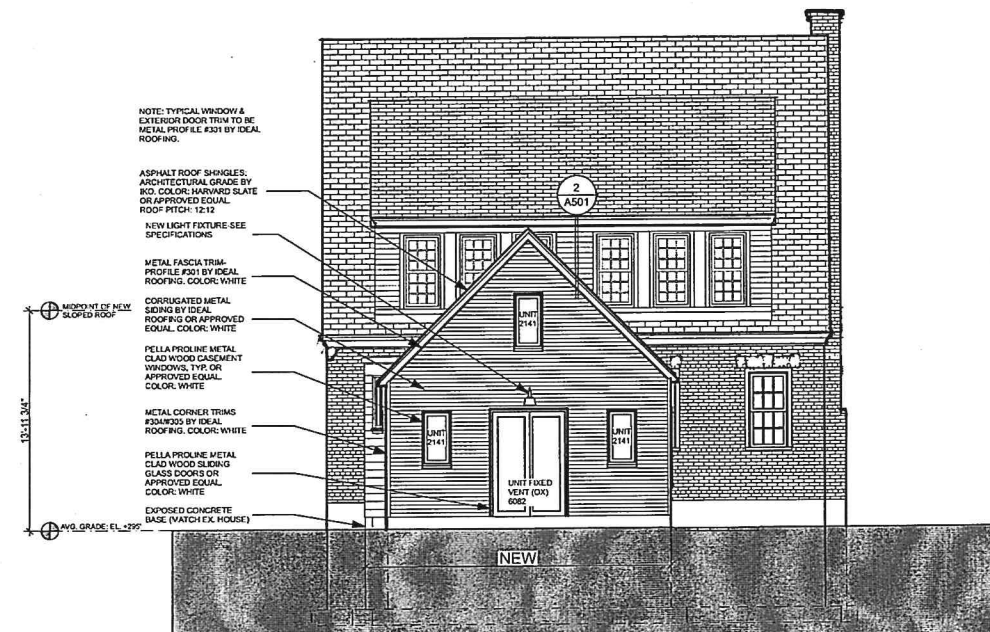
1 SOUTH ELEVATION (AT NORTH STREET)
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"



3 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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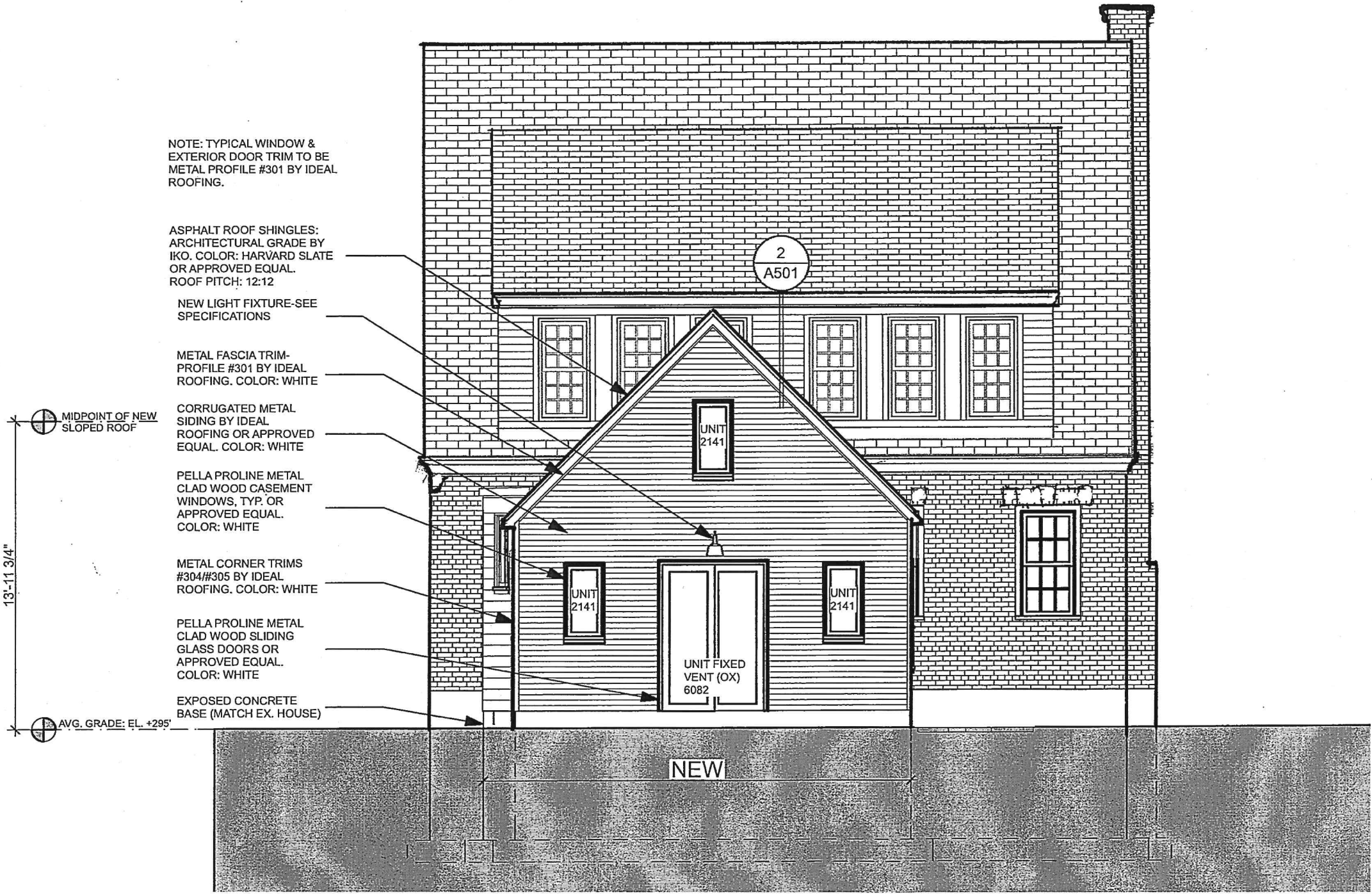
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03/02/15	REV. 1: DEVEL. REVIEW. BD.

SHEET TITLE
EXTERIOR
ELEVATIONS

A-201

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NOTE: TYPICAL WINDOW & EXTERIOR DOOR TRIM TO BE METAL PROFILE #301 BY IDEAL ROOFING.

ASPHALT ROOF SHINGLES: ARCHITECTURAL GRADE BY IKO. COLOR: HARVARD SLATE OR APPROVED EQUAL. ROOF PITCH: 12:12

NEW LIGHT FIXTURE-SEE SPECIFICATIONS

METAL FASCIA TRIM-PROFILE #301 BY IDEAL ROOFING. COLOR: WHITE

CORRUGATED METAL SIDING BY IDEAL ROOFING OR APPROVED EQUAL. COLOR: WHITE

PELLA PROLINE METAL CLAD WOOD CASEMENT WINDOWS, TYP. OR APPROVED EQUAL. COLOR: WHITE

METAL CORNER TRIMS #304/#305 BY IDEAL ROOFING. COLOR: WHITE

PELLA PROLINE METAL CLAD WOOD SLIDING GLASS DOORS OR APPROVED EQUAL. COLOR: WHITE

EXPOSED CONCRETE BASE (MATCH EX. HOUSE)

1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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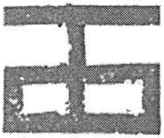
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NOTE: SEE NORTH
ELEVATION FOR
GENERAL MATERIAL
SPECIFICATIONS



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1

EAST ELEVATION

SCALE: 3/16"=1'-0"

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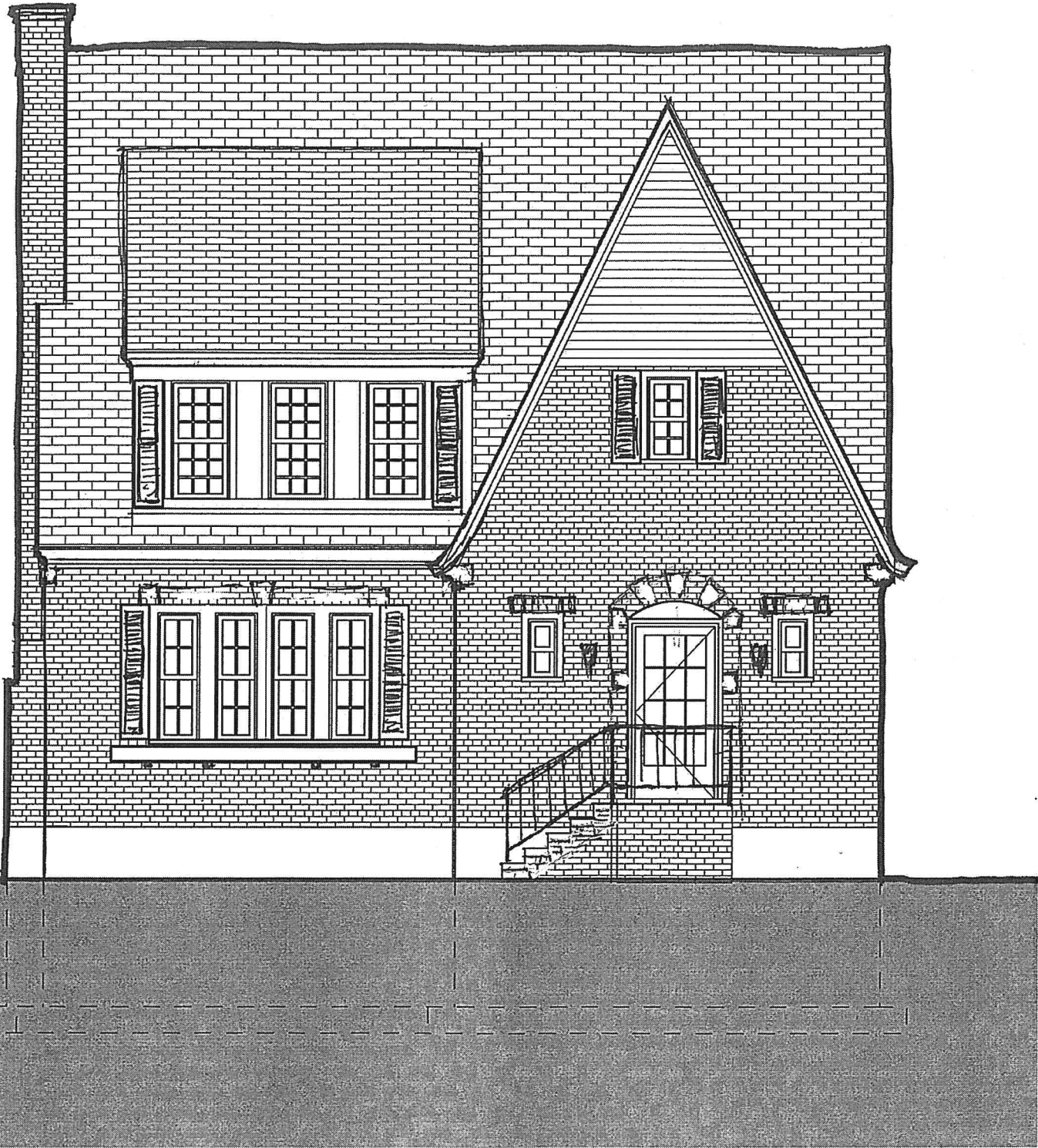
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NOTE:
EXISTING ASPHALT SHINGLE ROOF TO REMAIN
EXISTING WOOD WINDOWS, TRIM & SIDING TO BE PAINTED TO MATCH CEMENT BOARD CLAPBOARDS AT MUDROOM ADDITION

MIDPOINT OF EXISTING SLOPED ROOF

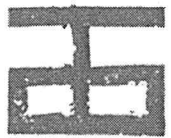
21'-3 1/4"

AVG. GRADE: EL. +295'



1 SOUTH ELEVATION (AT NORTH STREET)

SCALE: 3/16"=1'-0"



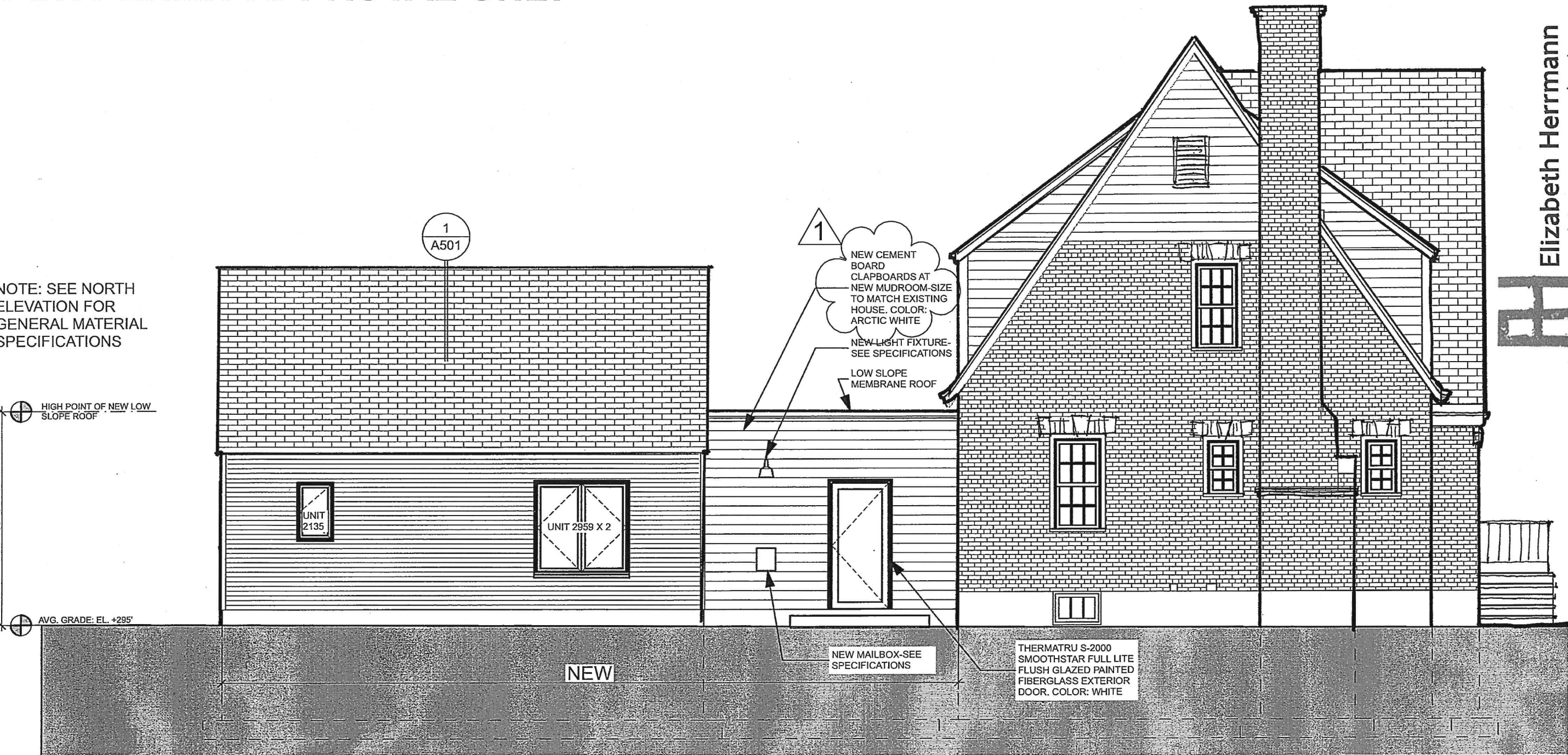
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1 WEST ELEVATION
SCALE: 3/16"=1'-0"

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BURLINGTON, VT

A-201D

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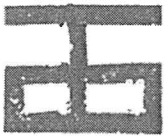
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1

VIEW FROM NORTH STREET LOOKING NORTH

NOT TO SCALE



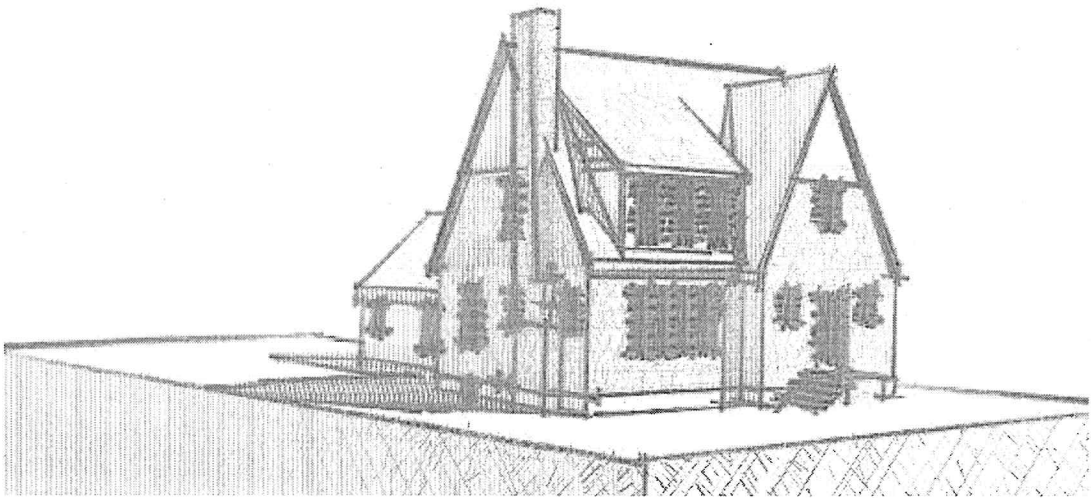
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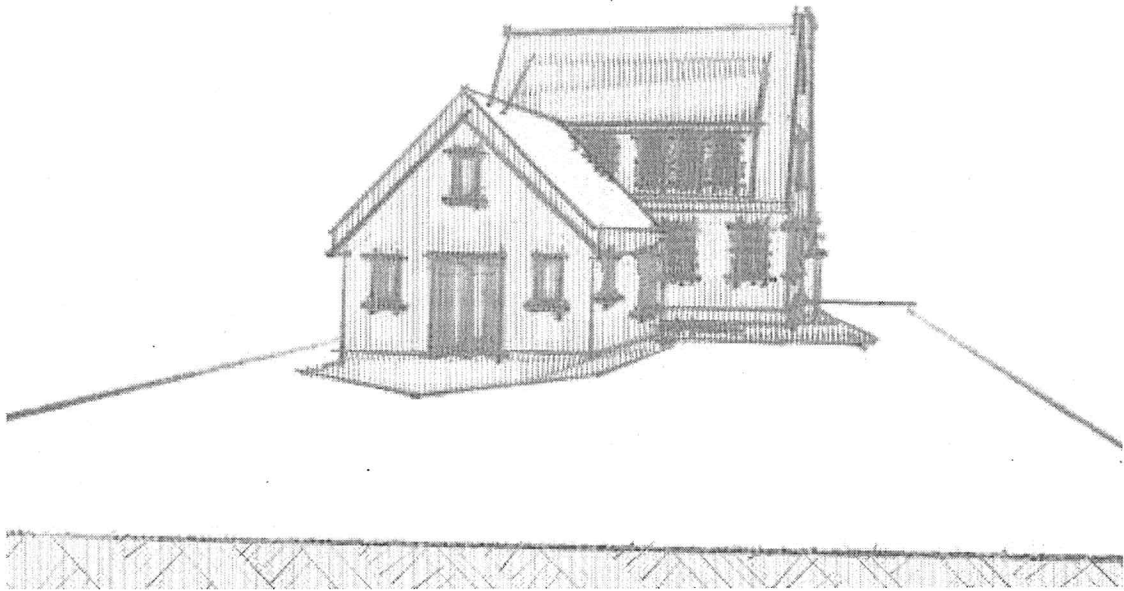
A-202

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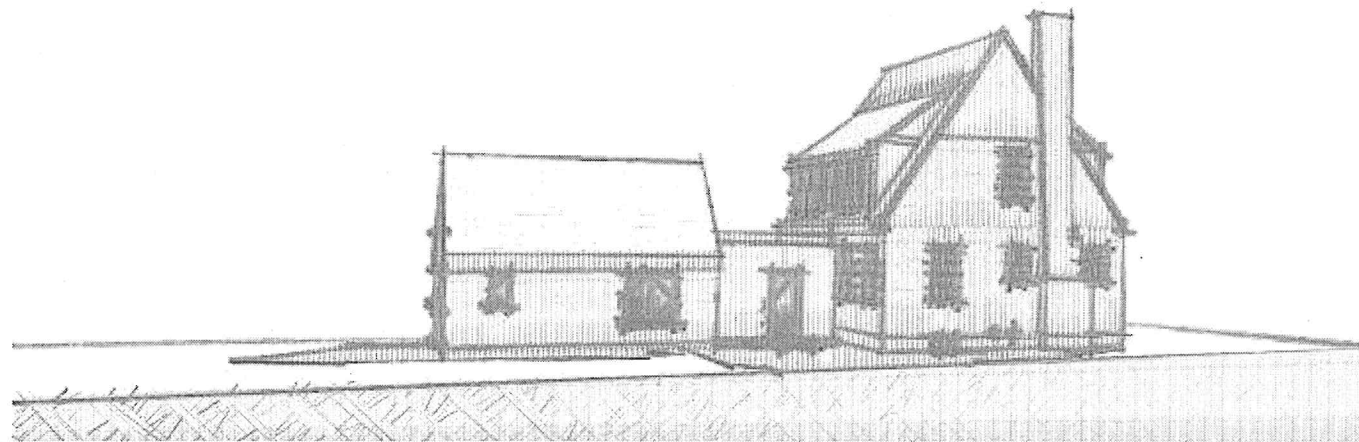
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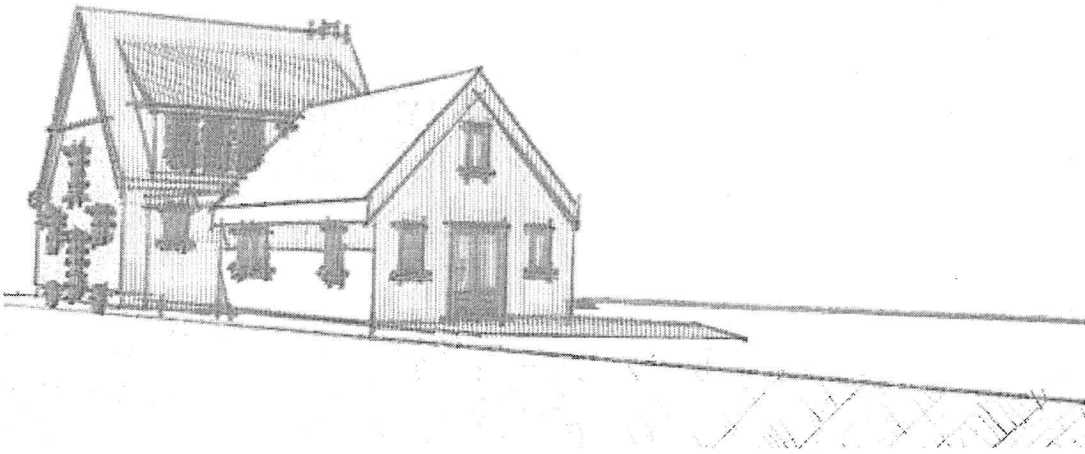
1 STREET VIEW LOOKING NORTHEAST



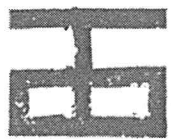
2 REAR VIEW LOOKING SOUTHWEST



3 SIDE VIEW LOOKING WEST



4 REAR VIEW LOOKING NORTHEAST



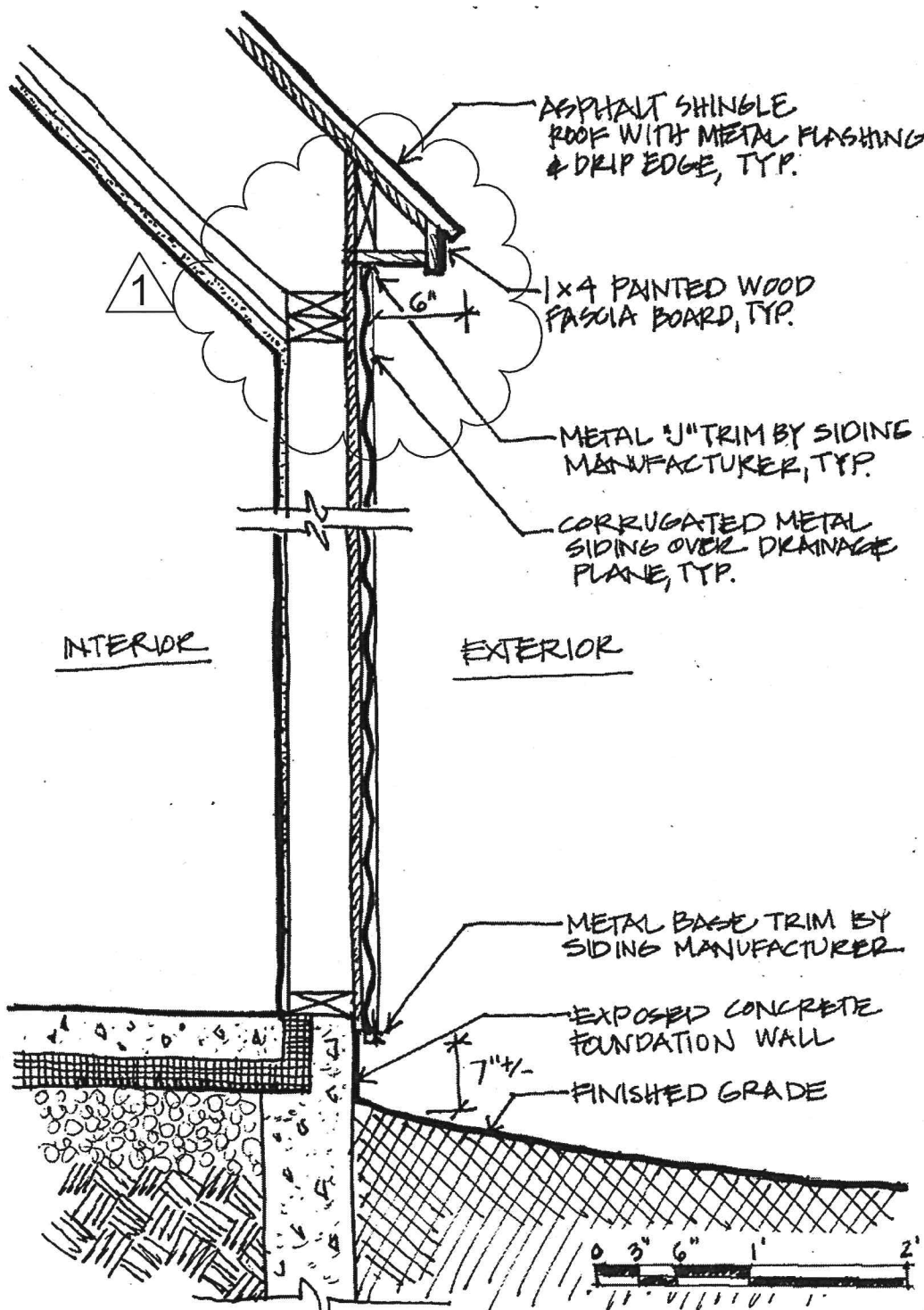
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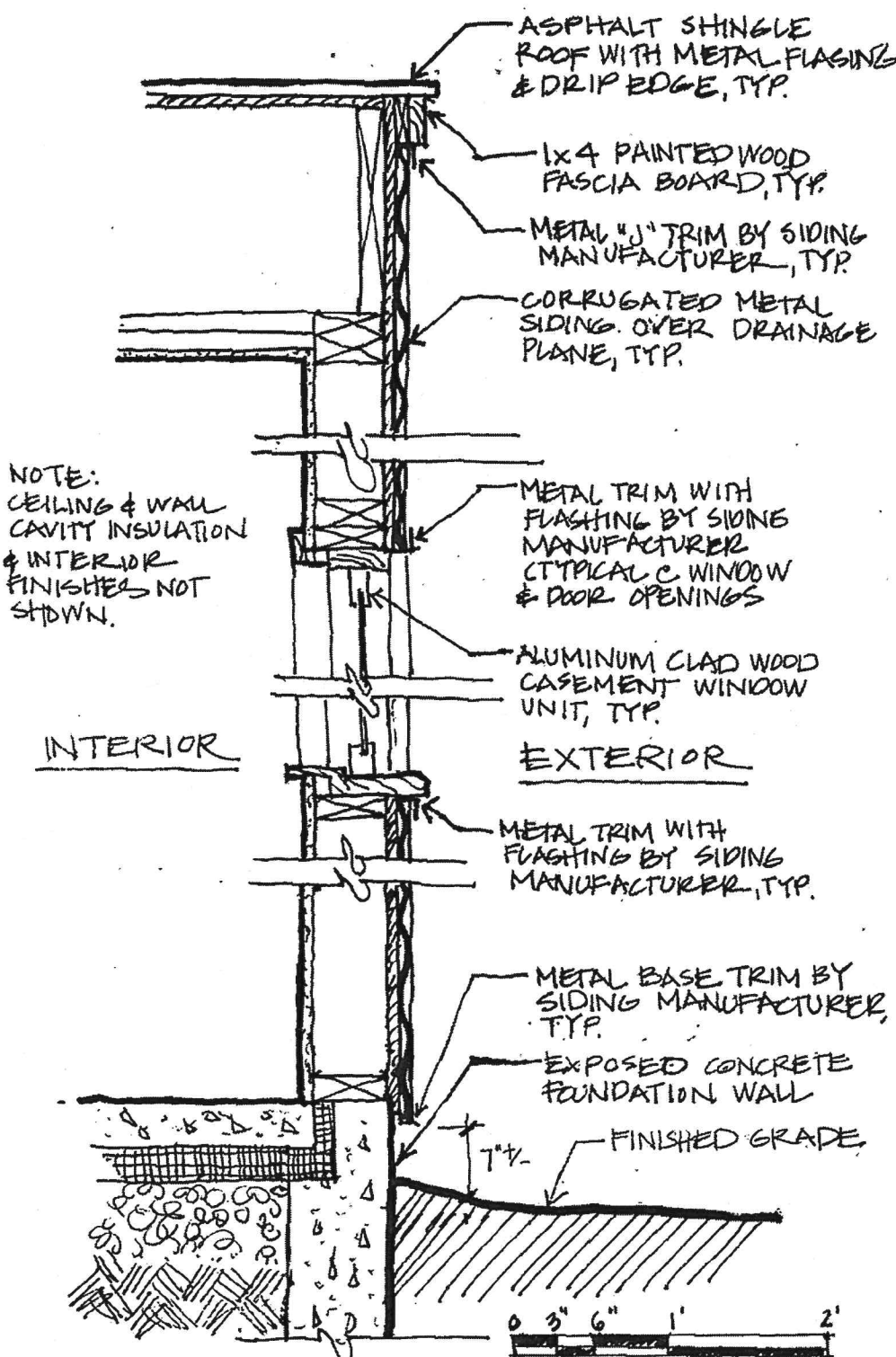
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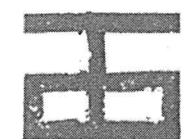
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1 WALL SECTION 1 TYPICAL EAVE
SCALE: 1"=1'-0"



2 WALL SECTION 2: TYPICAL GABLE
SCALE: 1"=1'-0"



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